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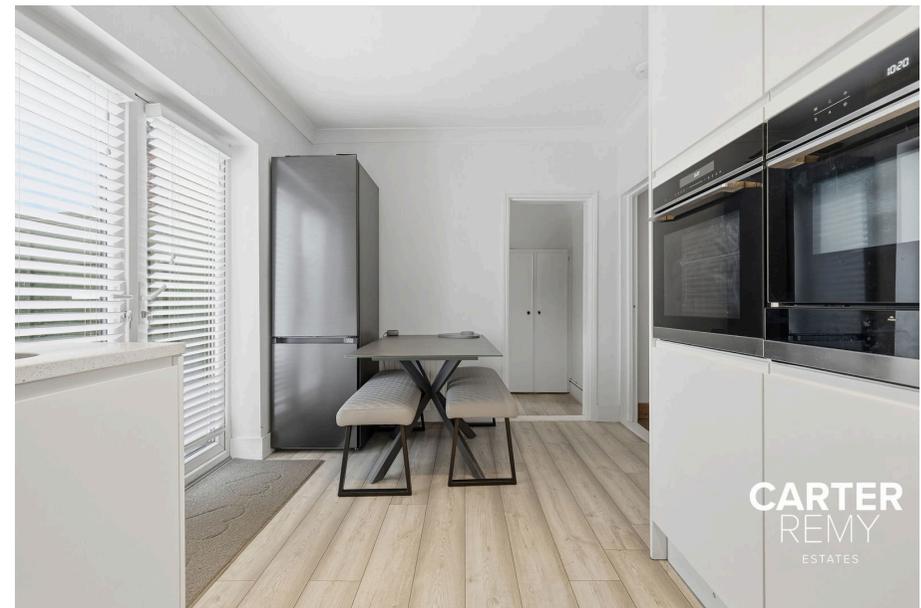
CARTERREMY

ESTATES

# Malvern Road, Grays, RM17

Guide Price £235,000

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This exceptional ground-floor two-bedroom maisonette is a rare opportunity, offering the added benefit of a versatile basement room with windows, making it truly stand out from the crowd.

Guide price £235,000 to £285,000

The property boasts a spacious kitchen, fully equipped with appliances and offering ample room for entertaining and hosting dinner dates. A large living area, two generous double bedrooms, and a well-proportioned family bathroom complete the main accommodation.

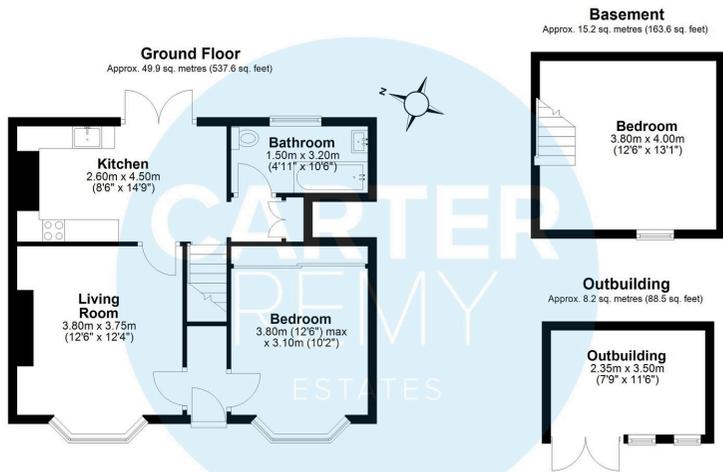
To the rear, you'll find an impressive 40-foot private garden, with no buildings behind, providing excellent privacy.

Ideally located close to local amenities and transport links, the property offers direct routes into London, with Lakeside Shopping Centre just a 10–15 minute drive away.

Whether you're a first-time buyer looking for the perfect start or an investor seeking to grow your portfolio, this property ticks all the boxes.

Early viewing is highly recommended – pick up the phone today to avoid disappointment.





Total area: approx. 73.4 sq. metres (789.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet/board space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

Malvern Road

- Ground-floor two-bedroom maisonette
- Over 140 years left on lease
- Spacious fitted kitchen with appliances
- Large living and entertaining space
- Generous double bedrooms
- Well-sized family bathroom
- Approx 40ft private rear garden with no buildings behind
- Direct garden access from the kitchen
- Excellent transport links into London
- Ideal first-time buy or investment opportunity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Where **dreams** come home

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