



BOWDEN  
BRADLEY



46 Nutberry Avenue  
, Grays, RM16 2TL

Price £475,000



## 46 Nutberry Avenue

, Grays, RM16 2TL

Nestled on the charming Nutberry Avenue in Grays, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and style. The property boasts two spacious open reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and inviting atmosphere throughout.

The house is in good condition, allowing you to move in with ease and start enjoying your new home right away. A separate WC adds to the convenience of the living space, making it ideal for families or those who enjoy hosting guests.

One of the standout features of this property is the large garden, which is double fronted, offering a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The garden presents endless possibilities for personalisation, whether you envision a tranquil retreat or a vibrant area for gatherings.

Situated in a great location, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this lovely home your own.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway





Lounge  
11'3" x 5'8" (3.45 x 1.75 )

Living Room  
12'7" x 12'2" (3.86 x 3.73)

Dining Area  
12'2" x 11'3" (3.73 x 3.43)

Kitchen  
11'8" x 13'6" (3.56 x 4.14)

Landing

Bedroom  
11'8" x 11'1" (3.56 x 3.4)

Bedroom  
13'3" x 10'11" (4.06 x 3.33)

Bathroom  
6'2" x 7'10" (1.88 x 2.41)

Toilet  
2'5" x 4'5" (0.76 x 1.35 )

Bedroom  
7'1" x 7'3" (2.18 x 2.21)

Garden

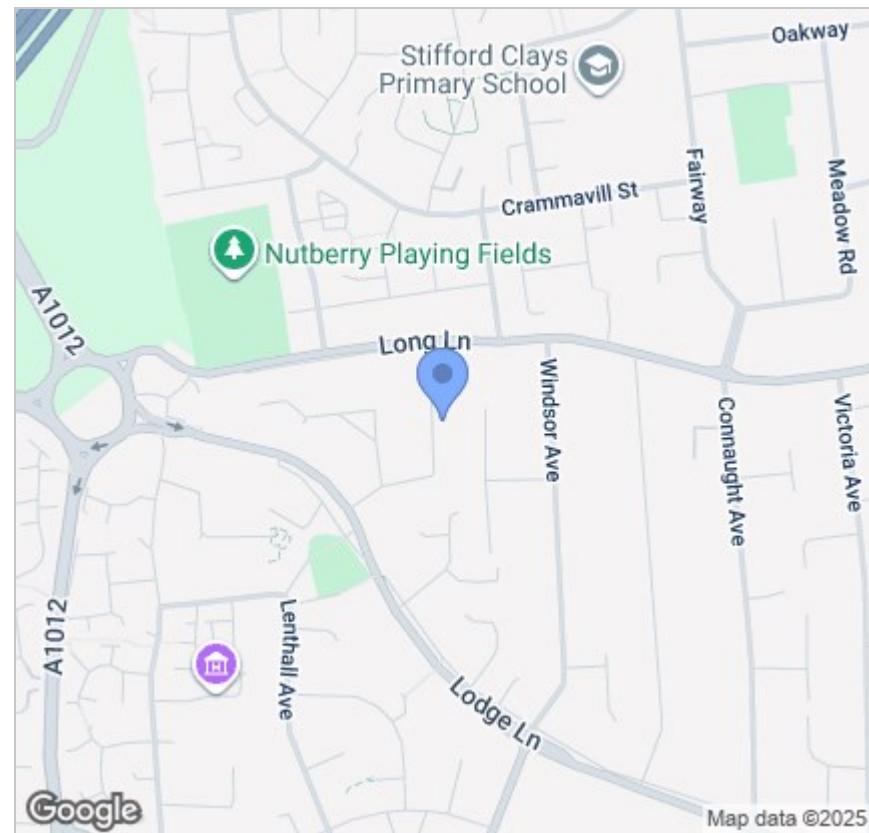
Outbuilding  
9'1" x 9'10" (2.79 x 3.02 )

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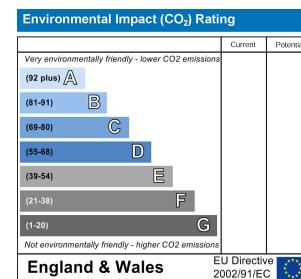
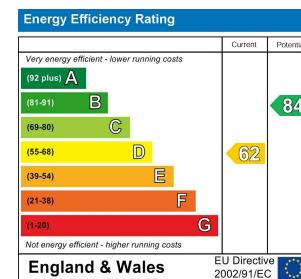
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.