



## 40 BUTTON ROAD

GRAYS, RM17 5HE

**£575,000**  
**FREEHOLD**

Thomas Marsh proudly presents this spacious four-bedroom detached family home, set on a generous plot in a sought-after private cul-de-sac within the popular Messons Lane area. Perfectly positioned, this property is just a short walk to Grays C2C station, offering convenient transport links, and provides easy access to the A13 and M25 for commuter. This home offers ample living space, featuring a 17ft family room and a kitchen/breakfast room ideal for both family life and entertaining.

The master bedroom benefits from its own en-suite, ensuring privacy and comfort, while the huge garden provides fantastic outdoor space with potential for extension (subject to planning permission).

With its prime location, versatile layout, and scope for future development, this property offers the perfect blend of convenience, comfort, and opportunity.

Don't miss out on the chance to make this your forever home. Schedule a viewing today!

**tm**  
thomas marsh



## 40 BUTTON ROAD

- Double Garage With Electric Shutters • Video Link Entry System • CCTY Camera • Potential To Extend • Viewing Advised • Downstairs Cloakroom • Spacious Living Room • Huge Garden • Off Street Parking





## 40 BUTTON ROAD









## 40 BUTTON ROAD

### ADDITIONAL INFORMATION

**Local Authority** – Thurrock

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1571.53 sq ft

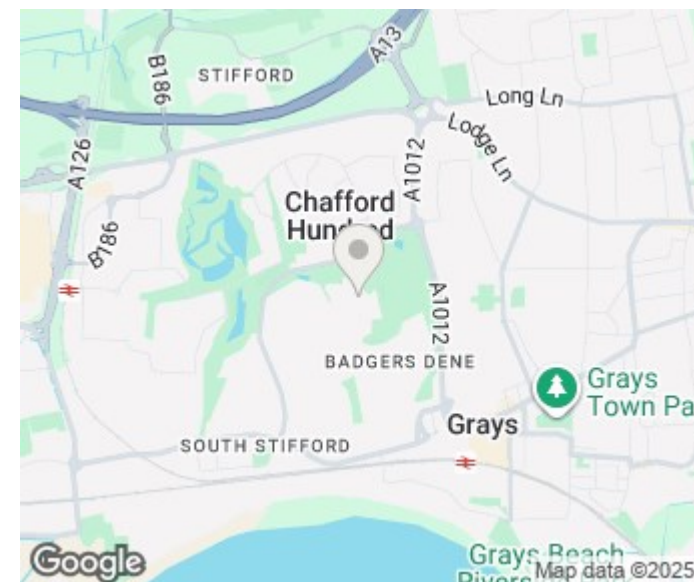
**Tenure** – Freehold







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grays Sales  
47 Orsett Road  
Grays  
Essex  
RM17 5HJ

01375 370779  
sales@thomas-marsh.com  
www.thomas-marsh.com

