

## 159 LODGE LANE

GRAYS, RM17 5PS

£600,000  
FREEHOLD

### A MUST SEE!

Thomas Marsh is welcoming you this beautifully extended 5 bedroom family home freshly to the market.

Set within the sought-after Lodge Lane area of North Grays, this beautifully extended five-bedroom family home offers generous living space, modern comforts, and exceptional versatility—perfect for growing families.

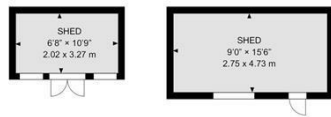
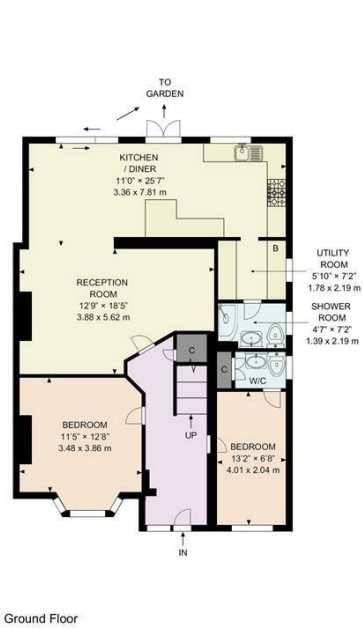
The property boasts four well-proportioned double bedrooms to the first floor, alongside a thoughtfully extended fifth bedroom on the ground floor, complete with a built-in en-suite. This flexible space

**tm**  
thomas marsh

Approximate Total Gross Internal Area = 1,634 sq ft / 151.86 sq m  
 Ground Floor Area (980 sq ft / 91.05 sq m approx.)  
 First Floor Area (655 sq ft / 60.81 sq m approx.)  
 Outbuilding Area (211 sq ft / 19.62 sq m approx.)

Excluding outbuilding, garage, and conservatory  
 Including reduced headroom

= Reduced headroom below 1.5m / 5'0"



Outbuildings



First Floor

LODGE LANE, GRAYS, RM17

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by arnviography.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

