



## 13 SALIX ROAD GRAYS, RM17 6UH

£330,000  
FREEHOLD

Thomas Marsh are pleased to present this charming three-bedroom semi-detached family home, perfect for first-time buyers looking to settle in a welcoming community. This property combines comfortable living spaces with practical amenities, making it an ideal choice for families.

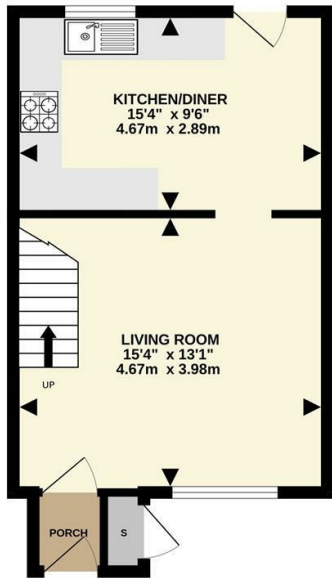
### Key Features:

**Three Spacious Bedrooms:** Enjoy ample space with three well-proportioned bedrooms, ideal for family living or accommodating guests.

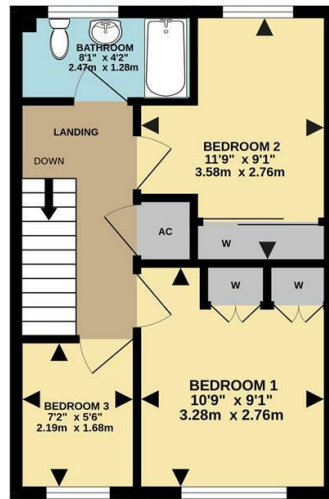
**Spacious Kitchen/Dining Area:** The generous kitchen/dining area offers a perfect space for family meals and entertaining.

**tm**  
thomas marsh

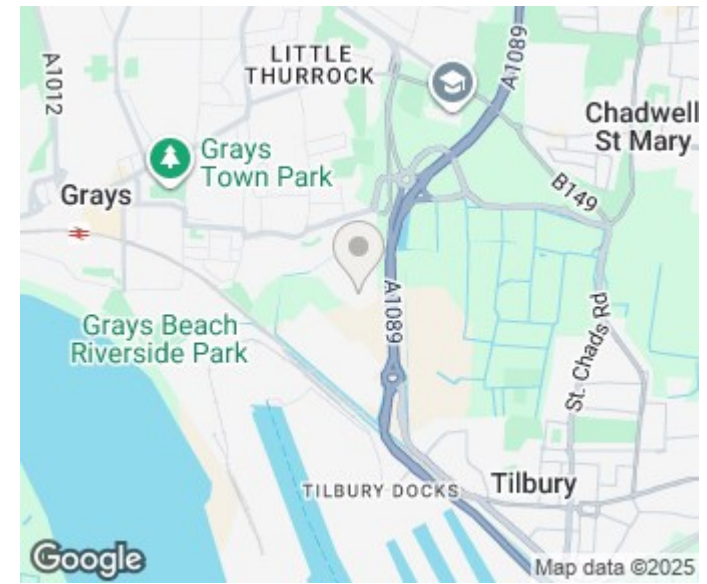
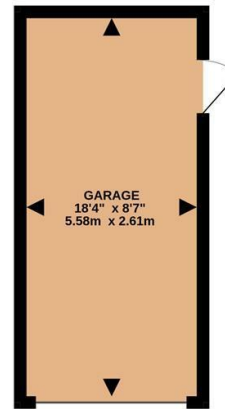
Ground Floor  
351 sq.ft. (32.6 sq.m.) approx.



1st Floor  
331 sq.ft. (30.7 sq.m.) approx.



Garage  
157 sq.ft. (14.6 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(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	

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

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