



North Grays £650,000



The Florins, Victoria Avenue, North Grays, Essex, RM16 2RP

A DELIGHTFUL FOUR BEDROOM DETACHED HOUSE SITUATED WITHIN THE AVENUES OF NORTH GRAYS WHICH HAS EN-SUITE TO MASTER BEDROOM, SPACIOUS LOUNGE, KITCHEN OPEN TO DINING ROOM, AND OWN DRIVEWAY TO GARAGE. EPC: E.

❖ ENTRANCE PORCH

❖ CLOAKROOM

❖ DINING ROOM

❖ KITCHEN

❖ THREE FURTHER BEDROOMS

❖ BALCONY OVER REAR GARDEN

❖ OWN DRIVEWAY TO GARAGE

❖ ENTRANCE HALL

❖ LOUNGE

❖ STUDY

❖ EN-SUITE TO MASTER BEDROOM

❖ FAMILY BATHROOM

❖ FRONT GARDEN

ENTRANCE PORCH

A bright and welcoming entrance porch with double glazed windows to front and side, allowing natural light to flood in. Finished with tiled flooring and leading through a glazed door into the main hallway.

ENTRANCE HALL

A spacious hallway featuring fitted carpet, power points and warm air vent. Stairs to first floor with useful under stairs recess. Double doors open into the lounge.

CLOAKROOM

White suite comprising of wall mounted wash hand basin and low flush WC. Finished with tiling to walls and floor, inset lighting, warm air vent and an obscure double glazed window.

LOUNGE 18' 10" x 12' 5" (5.74m x 3.78m)

A generously sized and comfortable living room featuring a character fireplace with granite hearth. A leadlight double glazed window to the front adds charm, while patio doors to the rear provide direct access to the garden.

DINING ROOM 10' 7" x 9' 7" (3.22m x 2.92m)

Perfect for family meals and social occasions, the dining room enjoys a side aspect and opens naturally into the kitchen via a breakfast bar. There is a cupboard housing the boiler (not tested), power points, warm air vent and fitted carpet.



KITCHEN 15' 9" x 8' 3" (4.80m x 2.51m)

Overlooking the rear garden, the kitchen is fitted with a range of base and eye level units with complimentary work surfaces. Integrated appliances include a double oven, microwave, dishwasher and hob with extractor fan over. There is a recess and plumbing for a washing machine and an inset double bowl sink with mixer tap, tiled flooring and a warm air vent. A double glazed door provides direct garden access.

STUDY 7' 4" x 6' 4" (2.23m x 1.93m)

A useful additional room, ideal as a home office, hobby room or snug featuring a side facing double glazed window, fitted carpet, warm air vent and power points.

LANDING

A bright first floor landing featuring double glazed French doors opening onto a charming balcony with metal balustrade. Finished with fitted carpet, coving to ceiling, warm air vent and wood panelling to one wall. An airing cupboard houses the lagged hot water tank.

MASTER BEDROOM 12' 3" x 10' 0" (3.73m x 3.05m)

A spacious principal bedroom positioned to the front of the property, featuring a leadlight double glazed window, warm air vent, coving to ceiling with inset lighting, fitted carpet and power points. There is a range of double and single wardrobes providing ample hanging and shelving space.



EN-SUITE

A well appointed en-suite shower room comprising a white suite with vanity wash hand basin, concealed cistern WC and tiled shower cubicle with mixer shower. Finished with tiled walls and inset lighting.

BEDROOM TWO 10' 8" x 10' 5" (3.25m x 3.17m)

A comfortable double bedroom overlooking the rear garden, benefiting from built in double sliding wardrobes and a fitted dressing table along with fitted carpet, power points and warm air vent.

BEDROOM THREE 10' 5" x 8' 4" (3.17m x 2.54m)

A further well proportioned bedroom to the front of the property with double glazed leadlight window, built in double sliding wardrobes and dressing table, fitted carpet, warm air vent and power points.

BEDROOM FOUR 9' 4" x 8' 10" (2.84m x 2.69m)

A versatile bedroom to the rear of the property, ideal as a guest room. Featuring a range of fitted wardrobes, vanity wash hand basin, built in cupboard, double glazed window, warm air vent, coving to ceiling, fitted carpet and power points.

FAMILY BATHROOM

A modern and well finished bathroom comprising a white suite with vanity wash hand basin offering drawer storage, concealed cistern W.C and tiled shower cubicle with mixer shower. Completed with tiled flooring and walls, heated towel rail, shaver point, inset lighting, warm air vent and an obscure double glazed window.



FRONT GARDEN

Mainly laid to lawn with flower and shrub border. A private driveway leading to the garage providing parking for one vehicle.

GARAGE

Fitted with an up and over door. Power and lighting.

Consideration should also include details relating to the Lower Thames Crossing.

PROPERTY DETAILS

Tenure: Freehold. EPC: E. Thurrock Council Tax Band: F. Please note some of the pictures in this illustration are from a previous advertising campaign.



AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy efficiency rating for this property

This property’s current energy rating is E. It has the potential to be C.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



All details are used only as a guide to the layout.
Plan produced using PlanUp.