



Grays £545,000

Chandler &
Martin

AN OUTSTANDING THREE BEDROOM SEMI DETACHED CHALET SITUATED WITHIN THIS MOST SOUGHT AFTER LOCATION WITH EN SUITE TO MASTER BEDROOM AND SUPERB KITCHEN/FAMILY ROOM WHICH NEEDS TO BE VIEWED TO BE APPRECIATED. EXCELLENT THROUGHOUT. EPC: TBC.

- ❖ SPACIOUS ENTRANCE HALL
- ❖ SUPERB KITCHEN/FAMILY ROOM
- ❖ BEDROOM TWO
- ❖ BEDROOM THREE
- ❖ OFF STREET PARKING
- ❖ LOUNGE/PLAYROOM
- ❖ BATHROOM
- ❖ FIRST FLOOR MASTER BEDROOM WITH EN SUITE
- ❖ GOOD SIZE REAR GARDEN
- ❖ EXCELLENT THROUGHOUT

RECESSED PORCH

Double glazed door to:

ENTRANCE HALL

Double glazed window to front. Radiator. Amtico flooring. Staircase to first floor with glass balustrade and cupboard under. Double doors to:

KITCHEN/FAMILY ROOM 25' 8" > 20' x 22' 5" (7.82m > 6.09m x 6.83m)

Double glazed sliding doors to garden. Lantern roof. Underfloor heating. Inset lighting to ceiling. Amtico flooring. Power points. Range of Shaker design base and eye level units with Quartz work surfaces. Inset sink unit with mixer tap. Built in double oven and microwave. Integrated dishwasher, fridge and freezer. Island unit with Quartz work surface. Built in induction hob with concealed extractor fan. Breakfast bar. Wine cooler. Open to:

LOUNGE/PLAYROOM 13' 0" x 10' 1" (3.96m x 3.07m)

Radiator. Fitted carpet. Power points.

UTILITY ROOM 8' 0" x 5' 0" (2.44m x 1.52m)

Obscure double glazed window. Radiator. Inset lighting to ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink with mixer tap. Tiled splashbacks. Recesses for appliances.



BEDROOM TWO 13' 3" x 10' 11" (4.04m x 3.32m)

Double glazed bay window to front. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of panelled bath with mixer shower over. Vanity wash hand basin with drawer space under. Low flush WC. Tiling to walls.

LANDING

Velux window. Fitted carpet.

BEDROOM ONE 17' 6" x 15' 1" > 8' 6" (5.33m x 4.59m > 2.59m)

Double glazed window to rear. Two velux windows to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points.

EN SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush WC. Wall mounted vanity wash hand basin with drawer space under. Shower cubicle with mixer shower. Tiling to walls.



BEDROOM THREE 9' 11" x 8' 3" max (3.02m x 2.51m max)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Fitted carpet. Power points.

REAR GARDEN Approaching 80' (24.37m)

Immediate patio area leading to lawn. Further patio to rear. Two sheds/workshops with power and light.

FRONT GARDEN

Paved hard standing providing parking for two vehicles. Path. Shared driveway to side. The property is Freehold. Thurrock council tax band D.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later 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. Consideration should also include details relating to the Lower Thames Crossing.



31 Buxton Road, Woodside, Grays, Essex, RM16 2XZ



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.



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