



Grays £375,000



## **ENTRANCE PORCH**

Approached via double glazed door. Double glazed leadlight window. Textured ceiling. Tiled flooring. Glazed door to:

## **ENTRANCE HALL**

Radiator. Coved ceiling. Oak laminated flooring. Decorated with dado rail. Access to loft.

## **LOUNGE/DINING ROOM** 24' 8" x 12' 10" (7.51m x 3.91m)

Double glazed window to rear. Double glazed stained glass window to side. Radiator. Coved ceiling. Fitted carpet. Power points. Feature fireplace with oak mantel and log burner. Decorated with dado rail. Double glazed French doors to garden.

## **KITCHEN** 12' 0" x 10' 2" (3.65m x 3.10m)

Double glazed window to rear. Radiator. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of grey base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recess for range style cooker with canopy over. Recesses for appliances. Double glazed door to garden.

## **BEDROOM ONE** 11' 6" x 10' 0" (3.50m x 3.05m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Oak laminated flooring. Power points. Range of mirror front wardrobes with hanging and shelf space.

## **BEDROOM TWO** 12' 11" x 9' 3" (3.93m x 2.82m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Oak laminated flooring. Power points. Range of block high gloss and mirror fronted wardrobes with hanging and shelf space.



## **BATHROOM**

Obscure double glazed window. Cast iron radiator. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under and Granite work surface. Low flush WC. 60/40 corner bath with electric shower over. Panelling to walls.

## **REAR GARDEN** Approximately 70' 0" (21.32m)

Immediate paved patio leading to lawn with well stocked flower and shrub borders. Summerhouse and Shed both with power and light. Fish pond. Path.

## **FRONT GARDEN**

Paved driveway providing parking for two vehicles with the remainder laid to lawn. Flower and shrub border. Path.

## **GARAGE**

Up and over doors to front and rear. Power and light.



**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.



**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 believe 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.

