



Grays £540,000



ENTRANCE HALL

Modern tall radiator. Wood effect flooring. Built in under stairs cupboard. Spotlighting. Staircase rising to first floor. Feature exposed brick staircase wall.

CLOAKROOM

Tiled flooring with under floor heating. Wash basin. Low flush WC. Automatic sensor lighting.

SITING ROOM 14' 0" into bay x 10' 8" max (4.26m x 3.25m)

Upvc double glazed bay window to front. Radiator. Open chimney fire recess. Wood effect flooring.

KITCHEN / BREAKFAST ROOM 24' 3" x 11' 10" (7.39m x 3.60m)

Upvc double glazed window to side and rear. Glazed door to rear. Radiator. High gloss tiled flooring. Tasteful range of lower level white gloss effect units complimented with contrasting granite work surfaces. Plinth lighting. Inset brushed steel double sink units. Space for over size oven with extractor canopy over. Spotlighting.

LOUNGE / DINER 24' 3" x 14' 2" max (7.39m x 4.31m)

Bi folding doors to rear. Two radiators. Wood effect flooring. Recessed log burner with tiled hearth.

FIRST FLOOR LANDING

Upvc double glazed window to front. Radiator. Fitted carpet. Loft access.

BEDROOM ONE 12' 2" to wardrobe x 12' 1" (3.71m x 3.68m)

Glazed juliet balconette doors to rear. Radiator. Laminate flooring. Exposed beam feature ceiling. Tasteful range of fitted ward robing incorporating the En-suite.



EN-SUITE

Obscure Upvc double glazed window to side. Tiled flooring with under floor heating. Tiling to walls. Fitted suite comprising of: Vanity basin. Low flush WC. Corner shower cubicle. Spotlighting and extractor fan.

BEDROOM TWO 14' 0" x 9' 8" (4.26m x 2.94m)

Upvc double glazed bay window to front. Wood effect flooring. Two sets of fitted three door wardrobes.

BEDROOM THREE 11' 3" x 9' 9" (3.43m x 2.97m)

Upvc double glazed window to rear. Radiator. Laminate flooring. Fitted wardrobes either side of fitted drawer unit. Picture rail.

BEDROOM FOUR 9' 0" x 8' 4" (2.74m x 2.54m)

Upvc double glazed window to side. Radiator. Laminate flooring.

FAMILY BATHROOM

Obscure Upvc double glazed window to side. Tiled flooring with under floor heating. Tiling to walls. Luxurious fitted four piece suite comprising of: Walk in shower. Vanity sink unit. Low flush WC. Panelled bath. Built in storage cupboard. Spotlighting.

REAR GARDEN

Southerly facing. Enclosed patio area. Side access. Remainder laid to lawn. Timber shed to remain.

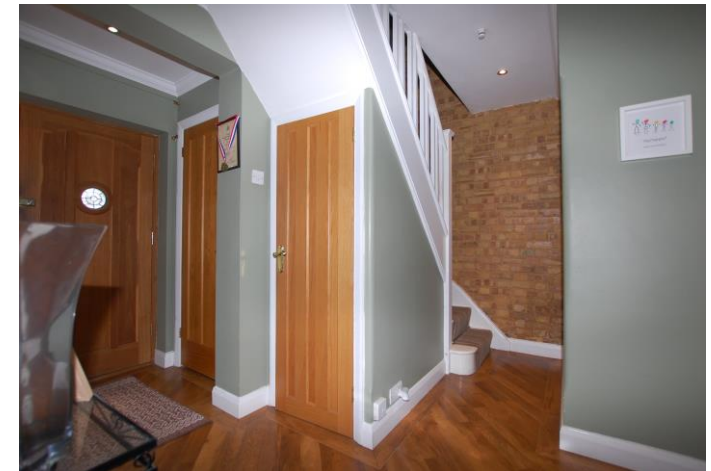
FRONTAGE

Mainly enclosed. Brick paved parking area's. Shingled surround.

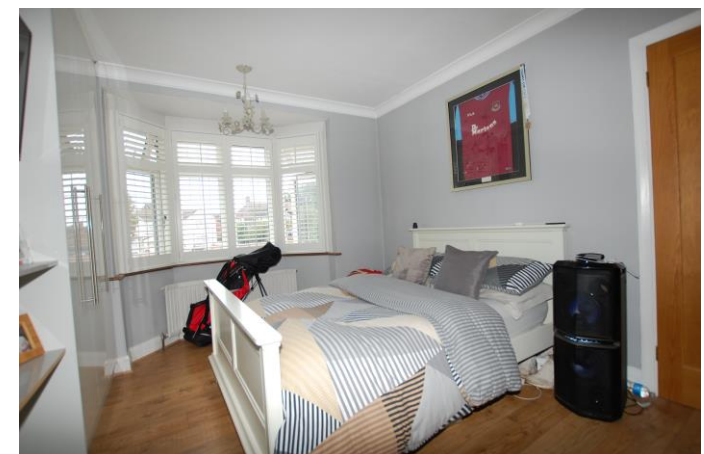


AGENT NOTE

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.



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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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