



Chafford Hundred £725,000



ENTRANCE HALL

Laminate flooring. Radiator. Staircase rising to first floor. Remote alarm control.

CLOAKROOM

Obscure Upvc double glazed window. Chrome heated towel rail. Refitted suite comprising of wash basin. Low flush WC. Tiling to walls. Laminate flooring.

LOUNGE 32' 2" max x 12' 2" (9.80m x 3.71m)

Upvc double glazed bay window to front. Glazed double doors to rear. Three radiators. Fitted carpet.

DINING ROOM / SITTING ROOM 11' 7" x 11' 0" (3.53m x 3.35m)

Upvc double glazed window to front. Radiator. Laminate flooring. Spotlighting.

STUDY 6' 9" x 6' 8" (2.06m x 2.03m)

Radiator. Laminate flooring. Spotlighting.

KITCHEN 17' 7" x 11' 0" (5.36m x 3.35m)

Radiator. Tiled flooring. Spotlighting. Range of white gloss effect upper and lower level units with complimentary work surface. Wall mounted double oven and matching microwave. Sunken sink units. Instant hot water tap. Tile splash backs. Central island with five ring gas hob, extractor fan light over. Integrated wine cooler.

UTILITY ROOM 11' 3" x 6' 4" (3.43m x 1.93m)

Upvc double glazed window and part glazed door to rear. Radiator. Tile flooring. Spotlighting. Upper and lower level gloss effect units. Tile splash backs. Recesses for washing machine and tumble dryer.

Brick and Upvc construction. Double glazed windows to side. Bi folding doors to rear. Glazed double doors to side. Tile flooring



16 Catalina Avenue, Chafford Hundred, Grays, Essex, RM16 6RE

CONSERVATORY 10' 10" x 10' 0" (3.30m x 3.05m)

Brick and Upvc construction. Double glazed windows to side. Bi folding doors to rear. Glazed double doors to side. Tile flooring

FIRST FLOOR LANDING

Access to loft. Fitted carpet. Radiator. Built in over stairs cupboard.

BEDROOM ONE 17' 0" max x 11' 10" (5.18m x 3.60m)

Two Upvc double glazed windows to rear. Radiator. Fitted carpet. Fitted corner wardrobes.

EN-SUITE

Obscure Upvc double glazed window to side. Tiling to walls, tiled flooring. Vanity basin. Low flush WC. Corner shower. Heated towel rail. Spotlighting.

BEDROOM TWO 13' 10" x 13' 7" (4.21m x 4.14m)

Upvc double glazed windows to front and side. Radiator. Laminate flooring.

EN-SUITE

Obscure Upvc double glazed window to side. Chrome heated towel rail. Low flush WC. Pedestal wash basin. Corner shower. Tiled walls and flooring. Spotlighting.

BEDROOM THREE 11' 7" x 7' 10" (3.53m x 2.39m)

Upvc double glazed window to rear. Radiator. Laminate flooring. Spotlighting.

BEDROOM FOUR 8' 9" x 8' 8" (2.66m x 2.64m)

Upvc double glazed window to front. Fitted carpet. Spotlighting.



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BEDROOM FIVE 9' 3" x 7' 10" (2.82m x 2.39m)

Upvc double glazed side. Radiator. Fitted carpet. Spotlighting.

BATHROOM

Obscure Upvc double glazed window to front. Chrome heated towel rail. Modern refitted suite comprising of Pedestal basin. Low flush WC. Panelled bath with mixer tap and shower attachment. Tiling to walls. Tiled flooring. Spotlighting.

REAR GARDEN

Immediate shingled border. Steps up to large paved area. Raised flower beds. Remainder is astro turf. Log cabin 17'3 x 12'4 with power, lighting and air conditioning and broadband. Additional covered seating area with three ceiling mounted heaters.

DOUBLE GARAGE

Two separate up and over doors. Power and lighting. Eaves roof storage space.

FRONTAGE

Open plan, astro turf areas. Brick paved driveway to side.



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.



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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 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.



Energy efficiency rating for this property

This property's current energy rating is C. 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	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		