



North Grays £845,000



ENTRANCE HALL

Approached via canopied entrance porch with Oak door. Double glazed bay window to front. Tiled flooring with underfloor heating. Power points. Feature staircase to first floor galleried landing. Personal door to garage. Shoe cupboard.

CLOAKROOM

Obscure double glazed window. Tiled flooring with underfloor heating. White suite comprising of low flush WC. Vanity wash hand basin with tiled splash back.

FORMAL LOUNGE 22' 0" x 21' 3" (6.71m x 6.48m)

Bi folding doors to tiled patio. Tiled flooring with underfloor heating. Power points. Feature fireplace with log burner. Bi folding doors to:

KITCHEN/FAMILY ROOM 21' 4" x 18' 2" (6.5m x 5.54m)

Bi folding doors to patio. Tiled flooring with underfloor heating. Power points. Range of Cream high gloss base and eye level units with Oak work surfaces. Inset Butler sink. Recess for Range style cooker with canopy and extractor fan over. Built in microwave. Integrated dishwasher. Island unit with wine rack and chiller.

UTILITY ROOM

Tiled flooring with underfloor heating. Power points. Range of base and eye level units with complimentary work surface. Inset sink unit with mixer tap. Recess and plumbing for washing machine. Double glazed door to side.

STUDY 12' 7" x 9' 5" (3.84m x 2.87m)

Double glazed bay window to front and window to side. Tiled flooring with underfloor heating. Power points.



GALLERIED LANDING

Double glazed window to front. Fitted carpet. Power points. Cupboard. Stairs to second floor with cupboard under. Double airing cupboard with lagged hot water tank. Built in wardrobe.

PRINCIPLE BEDROOM 17' 3" x 13' 6" (5.26m x 4.11m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Walk in wardrobe with hanging and shelf space.

PRINCIPAL EN SUITE

Obscure double glazed window. Heated towel rail. Coved ceiling. Tiled flooring. Low flush WC. Vanity wash hand basin with cupboard space under. Double shower cubicle with mixer shower. Tiling to walls with vertical border.

BEDROOM TWO 18' 4" x 9' 4" (5.59m x 2.84m)

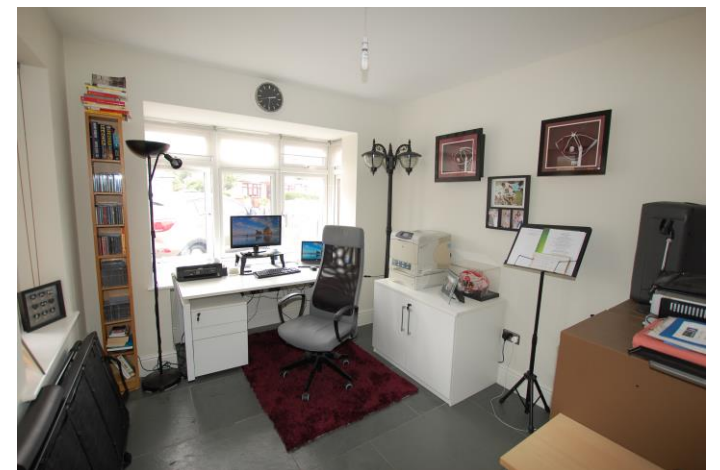
Double glazed window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobe.

EN SUITE

Obscure double glazed window. Heated towel rail. Coved ceiling. Tiled flooring. Power points. White vanity wash hand basin with cupboard under. Low flush WC. Corner shower cubicle with mixer shower.

BEDROOM THREE 14' 8" x 14' 0" (4.47m x 4.27m)

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



EN-SUITE

Obscure double glazed window. Heated towel rail. Coved ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with tiled splashbacks. Low flush WC. Walk in double shower cubicle with mixer shower.

FAMILY BATHROOM

Double glazed window to front. Heated towel rail. Coved ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under and tiled splashback. Free standing bath with wall mounted taps. Bidet. Low flush WC.

SECOND FLOOR LANDING

Light tube. Feature borrowed light windows. Doors leading to bedrooms four, five and shower room.

BEDROOM FOUR 18' 11" x 8' 10" (5.77m x 2.69m)

Velux windows to front and rear. Radiator. Fitted carpet. Power points. Eaves storage. Built in wardrobes.

BEDROOM FIVE 18' 9" x 11' 10" (5.72m x 3.61m)

Velux windows to front and rear. Radiator. Vinyl flooring. Power points.

SHOWER ROOM

Velux window. Heated towel rail. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Corner shower cubicle with electric shower.



300 Long Lane, North Grays, Essex, RM16 2QD

REAR GARDEN Approximately 145' x 50' (44.2m x 15.24m)

Approached via Bi folding doors from either Kitchen or Lounge to tiled patio. Lawn with flower and shrub borders. Central circular flower and shrub bed. Summerhouse with power, light and phone line. Shed. Greenhouse. Barbeque area with seating. Outside lighting and tap. Gated entrances either side.

FRONT GARDEN

Independant block paved driveway providing parking for numerous vehicles with remainder laid to lawn. Flower and shrub borders.

GARAGE

Approached via double Oak doors. Power and light connected.



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 Performance Certificate

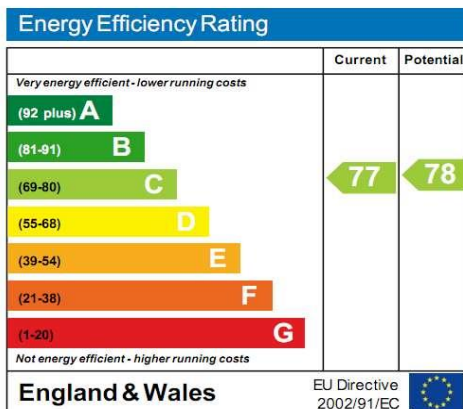


300, Long Lane
GRAYS
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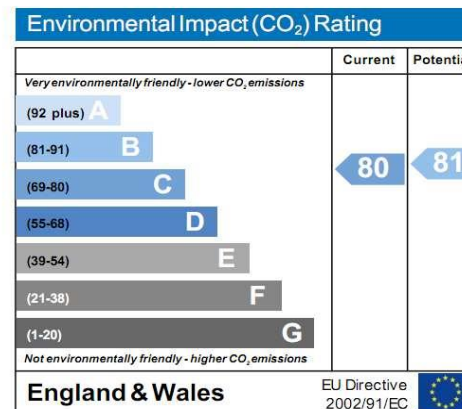
Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Total floor area:

Detached house
10 September 2010
10 September 2010
0374-3892-6656-9790-1295
292 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the Rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	111 kWh/m ² per year	108 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	4.8 tonnes per year
Lighting	£232 per year	£174 per year
Heating	£726 per year	£737 per year
Hot water	£188 per year	£188 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk