



North Grays £450,000



## 8 Waverley Gardens, North Grays, Essex, RM16 2TJ

AN EXTENDED AND SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THIS SOUGHT AFTER TURNING WITHIN NORTH GRAYS OVERLOOKING THE GREEN WHICH HAS OWN DRIVEWAY TO ATTACHED GARAGE, GOOD SIZE REAR GARDEN AND EXCELLENT LIVING SPACE. NO ONWARD CHAIN. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ SHOWER ROOM
- ❖ ATTACHED GARAGE
- ❖ SPACIOUS LOUNGE/DINING ROOM
- ❖ TWO DOUBLE BEDROOMS
- ❖ GOOD SIZE REAR GARDEN
- ❖ NO ONWARD CHAIN

## **RECESSED PORCH**

Double glazed door to:

## **ENTRANCE HALL**

Radiator. Coving to ceiling. Fitted carpet. Power points. Access to loft space. Airing cupboard with lagged hot water tank.

## **LOUNGE/DINING ROOM** 26' 3" x 12' 2" (7.99m x 3.71m)

Double glazed bay window to front. Double glazed window to side. Two radiators. Coving to ceiling. Fitted carpet. Power points.

## **KITCHEN/BREAKFAST ROOM** 12' 9" x 10' 10" (3.88m x 3.30m)

Double glazed window to rear. Radiator. Coving to ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven. Electric hob with extractor fan over. Integrated dishwasher. Recesses for appliances. Cupboard housing boiler (Not tested). Tiling to walls. Double glazed door to side.

## **BEDROOM ONE** 11' 11" x 11' 5" (3.63m x 3.48m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Fitted double wardrobes with bed recess and cupboards over.



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### **BEDROOM TWO** 11' 9" x 9' 2" (3.58m x 2.79m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted double and single wardrobes with matching drawer unit. Power points.

### **BATHROOM**

Obscure double glazed window. Heated towel rail. Coving to ceiling. Tiled flooring. White suite comprising of shower cubicle with electric shower over. Vanity wash hand basin with cupboard under. Concealed cistern WC. Panelled bath. Tiling to walls with border tile.

### **REAR GARDEN** Approximately 60' (18.27m)

Mainly laid to lawn with fenced boundaries. Paved patio. Greenhouse and shed. Personal door to garage.

### **FRONT GARDEN**

Mainly laid to lawn. Path. Own driveway providing parking for one vehicle.

### **ATTACHED GARAGE**

Up and over door. 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.

