



Grays

Guide Price £1,300,000



# The Elms College Avenue

Grays Essex RM17 5UN

A MAGNIFICENT AND SUBSTANTIAL DETACHED PROPERTY OF NOTE, SITUATED IN A PARK LIKE SETTING, IN ARGUABLY ONE OF THE MOST SOUGHT AFTER TURNINGS WHICH OFFERS EXCELLENT ACCOMMODATION FOR ENTERTAINING, DETACHED FOUR CAR GARAGE AND ANNEX.

- ENTRANCE HALL
- FORMAL LOUNGE
- THE WOODMAN
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY
- DINING ROOM
- FOUR EN SUITE BEDROOMS
- FOUR FURTHER BEDROOMS
- TWO BATHROOMS
- LAUNDRY ROOM
- FOUR CAR GARAGE
- THREE BEDROOM ANNEX
- MANICURED GROUNDS
- SWIMMING POOL

## **CANOPIED ENTRANCE PORCH**

Double glazed door to:

## **ENTRANCE HALL**

Two boxed radiators. Ornate coved ceiling. Fitted carpet. Power points. Spindled staircase to first floor. Built in cupboard.

## **WET ROOM**

Obscure double glazed window. Heated towel rail. Tiled flooring with shower area and mixer shower over. Low flush WC. Wall mounted wash hand basin. Tiling to walls with vertical border.

## **FORMAL LOUNGE** 23' 0" x 14' 4" (7.01m x 4.37m)

Double glazed windows to front. Skirting radiator. Fitted carpet. Power points. Feature fireplace with marble insert and hearth. Double glazed French doors to front.

## **DINING ROOM** 15' 3" x 13' 1" (4.64m x 3.98m)

Georgian double glazed windows to two aspects. Three radiators. Ornate coved ceiling and centre rose. Fitted carpet. Power points.

## **STUDY** 13' 11" x 7' 2" (4.24m x 2.18m)

Double glazed Georgian window to front. Skirting radiator. Laminated flooring. Power points.



**KITCHEN/BREAKFAST ROOM** 24' 4" x 10' 8" > 8'10 (7.41m x 3.25m > 2.69m)

Double glazed windows to rear. Boxed radiator. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of base and eye level units with granite work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven. Gas hob with canopy over. Integrated dishwasher and fridge. Open to Dining area with dresser unit and granite work surface. Double glazed door to garden.

**BAR LOUNGE** 22' 0" x 13' 0" (6.70m x 3.96m)

Double glazed Georgian windows to front and rear. Two boxed radiators. Coved ceiling. Fitted carpet. Power points. Feature fireplace with marble insert and hearth. Panelling to walls. Open to:

**THE WOODMAN BAR** 28' 6" x 15' 10" (8.68m x 4.82m)

Three Georgian French doors to pool area. Two boxed radiators. Coved ceiling with inset lighting. Laminated wood flooring. Power points. Fully fitted bar and seating areas. Panelling to walls. Access to loft.

### **LOBBY**

Tiled flooring. Radiator. Double glazed door to garden. Doors to his and hers toilets.

### **LADIES WC**

Obscure double glazed window. Coved ceiling with inset lighting. Tiled floor and walls. Two cubicles with concealed cistern WC and two wall mounted wash hand basins.



## **MENS WC**

Obscure window. Coved ceiling with inset lighting. Tiled flooring. Usual facilities, cubicle and wall mounted wash hand basin. Tiling to walls.

## **HALF LANDING**

Double glazed Georgian window to rear. Boxed radiator. Fitted carpet.

## **LANDING**

Boxed radiator. Coved ceiling. Fitted carpet. Staircase to second floor.

## **MASTER BEDROOM** 17' 3" x 14' 4" (5.25m x 4.37m)

Double glazed Georgian windows to two aspects. Radiator. Ornate coving to ceiling. Fitted carpet. Power points. An extensive range of Georgian fronted double and single wardrobes and matching dressing table and drawer unit. Open to:

## **EN SUITE**

Obscure window. Heated towel rail. Tiled flooring. Fitted suite with vanity wash hand basin with cupboard under. Concealed cistern WC and vanity area with granite work surface. Tiled shower cubicle with mixer shower. Radiator.

## **GUEST BEDROOM** 16' 5" x 12' 10" (5.00m x 3.91m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points.



## **EN SUITE**

Obscure double glazed Georgian window. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Shower cubicle with mixer shower. Tiling to walls with border tile. Radiator.

## **BEDROOM THREE** 15' 3" x 12' 10" > 11'2 (4.64m x 3.91m >3.40m)

Double glazed Georgian windows to rear and side. Two radiators. Coved ceiling. Fitted carpet. Power points.

## **EN SUITE**

Obscure double glazed window. Radiator. Coved ceiling with inset lighting. Tiled flooring. Three piece suite comprising of 60/40 corner bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Tiling to walls with border tile.

## **BEDROOM FOUR** 13' 11" x 12' 8" (4.24m x 3.86m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of fitted double and single wardrobes. Recessed book shelf.

## **BEDROOM FIVE** 10' 9" x 8' 5" (3.27m x 2.56m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points. Wall mounted wash hand basin with tiled splashback.



## **FAMILY BATHROOM**

Obscure double glazed Georgian window. Radiator. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Panelled bath with mixer shower attachment. Pedestal wash hand basin. Tiling to walls with border tile.

## **SEPARATE WC**

Obscure double glazed window. Coved ceiling. Tiled flooring. White suite comprising of low flush WC. Wash hand basin. Tiling to walls with border tile.

## **LAUNDRY ROOM 6' 5" x 5' 10" (1.95m x 1.78m)**

Coved ceiling. Tiled flooring. Power points. Range of base units with complimentary work surface. Inset stainless steel sink unit with mixer tap. Recess and plumbing for automatic washing machine. Tiling to walls.

## **SECOND FLOOR LANDING**

Double glazed Georgian window to rear. Velux window. Radiator. Coved ceiling. Fitted carpet. Power points. Eaves storage. Access to loft space.

## **BEDROOM SIX 17' 6" x 14' 1" (5.33m x 4.29m) max.**

L shaped room with double glazed Georgian window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Walk in wardrobe with access to loft space.



## **EN SUITE**

Velux window. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising concealed cistern WC. Vanity wash hand basin with cupboard under. Panelled bath with mixer shower attachment. Tiling to walls with border tile. Door to:

## **BOILER ROOM**

Two hot water tanks. Two Boiler's (Not Tested).

## **BEDROOM SEVEN** 10' 5" x 9' 2" (3.17m x 2.79m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Fitted glass fronted wardrobe.

## **BEDROOM EIGHT** 10' 5" x 8' 11" (3.17m x 2.72m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Fitted glass fronted wardrobe.

## **BATHROOM**

Velux window. Two heated towel rails. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Panelled bath with mixer shower attachment and tiled surround. Tiling to walls with border tile.





## **GROUNDS**

The property is approached via circular driveway leading to gated drive to garage and annex which provides secure parking for numerous vehicles. The rear garden (West) is mainly laid to lawn with a variety of trees and shrubs. To the side (South) there is a heated swimming pool with paved surround and further lawn area. Summerhouse. Outside tap and lighting.

## **FOUR CAR GARAGE**

A detached four car garage with roller shutter doors, power and light. Shower room and WC.

## **ANNEX**

### **ENTRANCE PORCH**

Double glazed to three aspects. Quarry tiled floor. Glass door to:

**LOUNGE** 18' 9" x 19' 1" > 13'8 (5.71m x 5.81m > 4.16m)

Double glazed Georgian windows to front and side. Two radiators. Coved ceiling. Oak flooring. Power points. Staircase to first floor. Built in cupboard.

**KITCHEN** 12' 10" x 9' 0" (3.91m x 2.74m)

Double glazed Georgian windows to front and side. Radiator. Coved and inset lighting to ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in oven and hob with extractor fan over. Tiled splashbacks. Breakfast bar. Integrated dishwasher. Recesses for appliances.



## **UTILITY ROOM**

Coved ceiling with inset lighting. Tiled flooring. Power points. Double base units with complimentary work surface. Inset sink unit with mixer tap. Tiled splashbacks. Recess and plumbing for automatic washing machine.

## **CLOAKROOM**

Obscure Georgian double glazed window. Coved ceiling. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Tiling to walls with motif tile.

## **LANDING**

Coved ceiling. Fitted carpet. Power points.

## **BEDROOM ONE** 15' 7" x 8' 10" (4.75m x 2.69m)

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

## **EN SUITE**

Double glazed Georgian window to side. Radiator. Tiled flooring. White suite comprising of corner shower cubicle with mixer shower. Pedestal wash hand basin. Low flush WC. Tiling to walls with border tile.

## **BEDROOM TWO** 10' 1" x 9' 3" (3.07m x 2.82m)

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

## **BEDROOM THREE** 9' 6" x 9' 5" (2.89m x 2.87m)

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

## **BATHROOM**

Obscure double glazed window. Heated towel rail. Coved ceiling. Tiled flooring. White Victorian style suite comprising of free standing roll top bath with ball and claw feet and central mixer tap. Low flush WC. Pedestal wash hand basin. Shower cubicle with mixer shower. Tiling to walls with border tile.

## **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.
6. Interested parties must make their own enquiries as to the status and planning permissions of all outbuildings.

Ground Floor



First Floor



Second Floor



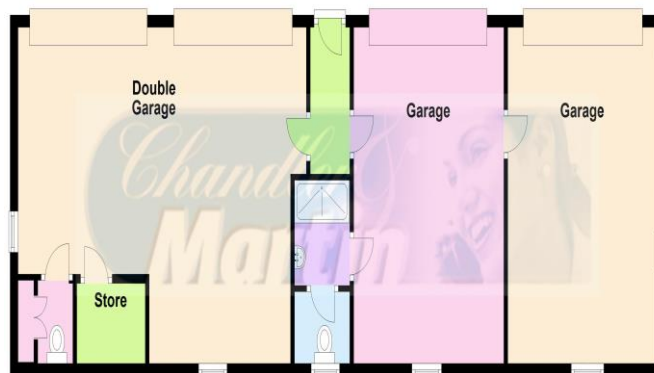
Ground Floor



First Floor



Ground Floor



# Energy Performance Certificate



The Elms, College Avenue, GRAYS, RM17 5UN

**Dwelling type:** Detached house  
**Date of assessment:** 17 July 2019  
**Date of certificate:** 19 July 2019  
**Reference number:** 9338-0090-6223-7481-6940  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 403 m<sup>2</sup>

### Use this document to:

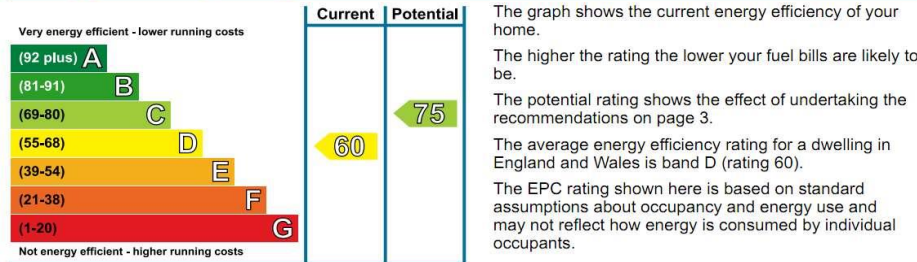
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 9,249</b>
<b>Over 3 years you could save</b>	<b>£ 2,967</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 957 over 3 years	£ 480 over 3 years	
Heating	£ 7,866 over 3 years	£ 5,373 over 3 years	
Hot Water	£ 426 over 3 years	£ 429 over 3 years	
<b>Totals</b>	<b>£ 9,249</b>	<b>£ 6,282</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 933
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,047
3 Floor insulation (suspended floor)	£800 - £1,200	£ 312

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

# Energy Performance Certificate



The Cottage, The Elms, College Avenue, GRAYS, RM17 5UN

**Dwelling type:** Detached house  
**Date of assessment:** 17 July 2019  
**Date of certificate:** 22 July 2019  
**Reference number:** 9638-4010-7233-6451-7960  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 108 m<sup>2</sup>

### Use this document to:

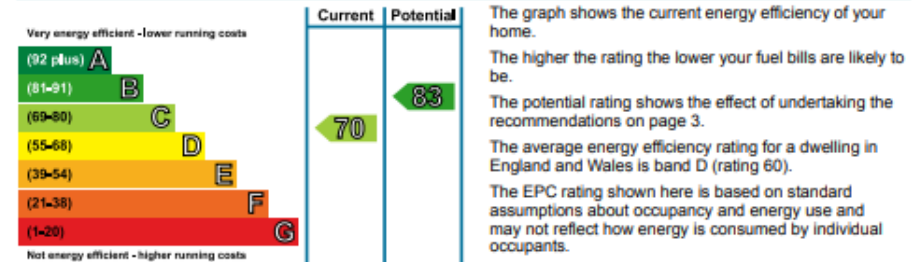
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,391</b>
<b>Over 3 years you could save</b>	<b>£ 402</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 228 over 3 years	
Heating	£ 1,686 over 3 years	£ 1,563 over 3 years	
Hot Water	£ 288 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,391</b>	<b>£ 1,989</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
2 Low energy lighting for all fixed outlets	£50	£ 168
3 Solar water heating	£4,000 - £6,000	£ 90

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.

