



Grays      £435,000



## **ENTRANCE PORCH**

Quarry tiled floor. Double glazed door to:

## **ENTRANCE HALL**

Obscure double glazed window. Radiator. Fitted carpet. Staircase to first floor with cupboard under. Decorated with dado rail.

## **CLOAKROOM**

Obscure double glazed window. Radiator. Vinyl flooring. Low flush WC. Pedestal wash hand basin.

## **KITCHEN** 11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to rear. Radiator. Textured ceiling. Laminated wood flooring. Power points. Range of base level units with complimentary work surface. Inset one and one half single drainer sink unit with mixer tap. Built in double oven and hob. Recesses for appliances. Glass fronted display unit. Tiled splashbacks.

## **DINING ROOM** 14' 1" x 11' 2" (4.29m x 3.40m)

Double glazed leadlight bay window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Built in wall units.

## **LOUNGE** 17' 10" x 11' 0" (5.43m x 3.35m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Feature fireplace. Patio door to garden.

## **LANDING**

Double glazed leadlight window to front. Fitted carpet. Decorated with dado rail.



## 38 Woodview, Grays, Essex, RM17 5TF

### **BEDROOM ONE** 14' 3" x 10' 11" (4.34m x 3.32m)

Double glazed leadlight bay window to front. Radiator. Textured ceiling. Fitted carpet. Power points. Range of fitted wardrobes with cupboards over. Tiled fireplace.

### **BEDROOM TWO** 11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed leadlight window to front. Radiator. Textured ceiling. Fitted carpet. Power points. Tiled fireplace.

### **BEDROOM THREE** 10' 11" x 9' 11" (3.32m x 3.02m)

Double glazed window to rear. Radiator. Textured ceiling. Fitted carpet. Power points. Built in cupboard housing boiler (Not Tested). Tiled fireplace.

### **BEDROOM FOUR** 11' 0" x 6' 5" (3.35m x 1.95m)

Double glazed window to rear. Radiator. Power points. Corner wall mounted wash hand basin with tiled splashback.

### **SHOWER ROOM**

Obscure double glazed window. Radiator. Vinyl flooring. Three piece suite comprising of corner shower cubicle with mixer shower. Pedestal wash hand basin. Low flush WC. Tiling to walls with border tile.

### **REAR GARDEN** Approximately 100" (30.46m)

Immediate paved patio stepping to lawn with shrub border. Path. Fenced boundaries. Gated side entrance.



**38 Woodview, Grays, Essex, RM17 5TF**

**FRONT GARDEN**

Mainly laid to lawn. Own driveway with parking for several vehicles.  
Path.

**DETACHED 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.



38, Wood View, GRAYS, RM17 5TF

**Dwelling type:** Semi-detached house  
**Date of assessment:** 10 January 2018  
**Date of certificate:** 11 January 2018

**Reference number:** 9308-7065-7229-5658-7944  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 108 m<sup>2</sup>

### Use this document to:

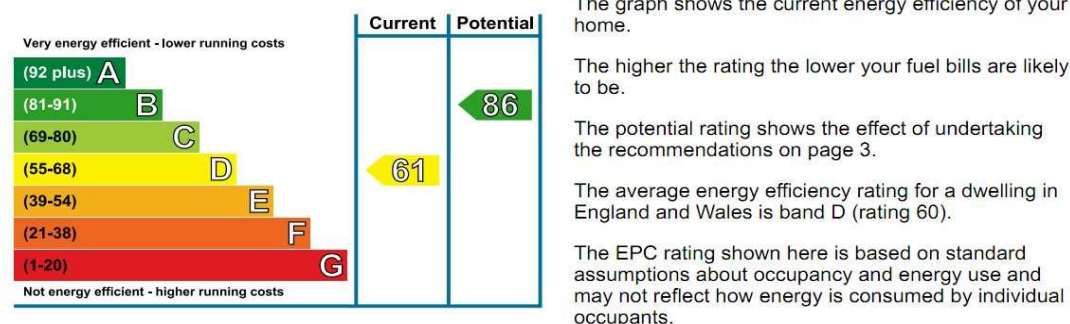
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,075</b>
<b>Over 3 years you could save</b>	<b>£ 1,329</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 207 over 3 years	
Heating	£ 2,340 over 3 years	£ 1,311 over 3 years	
Hot Water	£ 339 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 3,075</b>	<b>£ 1,746</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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 864	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 186	✓
3 Low energy lighting for all fixed outlets	£50	£ 165	

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.