



Grays Offers in Excess of



ENTRANCE HALL

Entrance via entrance door to hallway. Doors to various rooms. Double radiator. wood effect laminate flooring. Under stairs storage plus a further storage cupboard.

GROUND FLOOR BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Close coupled W.C. Heated towel rail. Obscured double glazed window to front. Fully tiled walls and floor.

UTILITY ROOM 7' 10" x 7' 1" (2.39m x 2.16m)

Wall mounted boiler. Plumbing for washing machine. ample shelving. Door to further storage area.

STORAGE AREA 8' 5" x 8' 5" (2.56m x 2.56m)

Previously was the garage, and has now been split into a Utility Room and Storage Area.

KITCHEN 19' 10" x 9' 2" (6.04m x 2.79m)

Open plan kitchen with matching wall and base units in white gloss. wood effect work surfaces with 1 1/2 bowl sink unit with mixer tap and spray. Built in double oven and gas hob. Double glazed window to side. Breakfast bar area. Double radiator. French doors to rear garden. Coving to ceiling. wood effect laminate flooring.



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LOUNGE/DINER 26' 3" x 10' 0" (7.99m x 3.05m)

Coving to ceiling. two double radiators. wood effect laminate flooring.
Double glazed window to rear.

FIRST FLOOR LANDING

With doors to various rooms. Loft access. Double glazed window to side.
1/2 turn staircase to ground floor.

BEDROOM ONE 14' 0" x 7' 0" (4.26m x 2.13m)

Double glazed window to front with double radiator beneath. Wooden flooring. Coving to ceiling. Recess which can be used as a walk in wardrobe area (5'4" x 4'8").

BEDROOM TWO 10' 1" x 8' 2" (3.07m x 2.49m)

Double glazed window to rear with views over farmland. Double radiator beneath. Wooden flooring. Coving to ceiling.

BEDROOM THREE 9' 1" x 8' 11" (2.77m x 2.72m)

Double glazed window to rear with views over farmland. Double radiator beneath. Wooden flooring. Coving to ceiling.



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FIRST FLOOR BATHROOM 5' 11" x 3' 9" (1.80m x 1.14m)

Corner bath with mixer tap and shower attachment. Low flush W.C.
Contemporary wash hand basin with mixer tap and cupboard below.
Contemporary wall mounted vertical radiator. Fully tiled walls. Wooden flooring.

EXTERIOR 37' 8" x 0' 0" (11.47m x 0.00m)

The rear garden, has a paved patio area, and is mainly laid to lawn with a artificial grass area. There is hardstanding with a sauna to stay. There is also outside power and water. Side access leading to the front garden. The front garden is parking for several vehicles. situated on a private road.



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 believed 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 D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		