



North Grays £795,000



## **ENTRANCE PORCH**

Approached via double glazed door. Oak flooring. Oak door to:

## **ENTRANCE HALL**

Boxed radiator. Coving to ceiling. Oak flooring. Power points. Spindled staircase to first floor with cupboard under.

## **DINING ROOM** 17' 7" x 9' 4" (5.36m x 2.84m)

Double glazed leadlight window to front. Boxed radiator. Coving to ceiling. Oak flooring. Power points.

## **LOUNGE** 14' 9" x 12' 11" (4.49m x 3.93m)

Double glazed leadlight bay window to front. Boxed radiator. Coving to ceiling. Oak flooring. Power points.

## **SITTING ROOM** 22' 1" x 14' 0" > 10' (6.73m x 4.26m > 3.05m)

Double glazed leadlight bay window to side. Two boxed radiators. Coving to ceiling. Oak flooring. Feature fire surround with fitted electric fire. Power points. Double Oak doors to:

## **CONSERVATORY** 12' 7" x 9' 8" (3.83m x 2.94m)

Double glazed leadlight windows to three aspects and French doors to terrace. Radiator. Glazed roof. Oak flooring. Power points.

## **KITCHEN** 18' 9" x 16' 11" > 8' 9" (5.71m x 5.15m > 2.66m)

Double glazed leadlight window to rear. Two radiators. Tiled flooring. 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. Electric hob with extractor over. Integrated dishwasher, freezer and two fridges. Power points. Double glazed door to terrace.



## 8 Connaught Avenue, North Grays, Essex, RM16 2XX

### **UTILITY ROOM/CLOAKROOM** 8' 7" x 8' 1" (2.61m x 2.46m)

Double glazed leadlight window to rear. Heated towel rail. Inset lighting to ceiling. Tiled flooring. Range of high gloss base and wall units with granite work surface. Recess and plumbing for washing machine. Vanity wash hand basin with cupboard under. Low flush WC. Tiling to walls. Power points.

### **LANDING**

Coving to ceiling. Fitted carpet. Access to loft space. Power points.

### **BEDROOM ONE** 22' 7" x 12' 3" > 7' 8" (6.88m x 3.73m > 2.34m)

Double glazed leadlight window to rear. Boxed radiator. Coved ceiling with inset lighting. Oak flooring. Power points.

### **EN SUITE**

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Double shower cubicle with mixer shower. Tiling to walls.

### **BEDROOM TWO** 15' 1" x 12' 3" (4.59m x 3.73m)

Double glazed leadlight bay window to front. Range of double and single fitted wardrobes with bed recess and cupboards over. Radiator. Coving to ceiling. Fitted carpet. Power points.

### **BEDROOM THREE** 17' 10" x 9' 2" > 6' 5" (5.43m x 2.79m > 1.95m)

Double glazed leadlight window to rear. Boxed radiator. Coving to ceiling. Oak flooring. Power points.

### **EN-SUITE**

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of shower cubical with mixer shower. vanity wash hand basin with cupboard under. Low flush WC. Tiling to walls. Extractor fan.



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### **BEDROOM FOUR** 12' 6" x 9' 2" (3.81m x 2.79m)

Double glazed leadlight window to front. Radiator. Coving to ceiling. Oak flooring. Range of built in wardrobes with hanging and shelf space. Power points.

### **BEDROOM FIVE** 9' 5" x 6' 11" (2.87m x 2.11m)

Double glazed leadlight window to front. Radiator. Coving to ceiling. Oak flooring. Power points.

### **FAMILY BATHROOM**

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Wall mounted wash hand basin. Tiled shower cubicle with mixer shower. Jacuzzi bath with mixer tap. Tiling to walls with boarder tile. Built in cupboard space.

### **REAR GARDEN**

Immediate decked terrace overlooking garden stepping to decked side entrance to garage. Gated entrance to lawn with well stocked flower and shrub borders. Further paved patio areas. Outside tap and lighting. Paved path to cabin.

### **CABIN** 19' 6" x 9' 7" (5.94m x 2.92m)

Windows to front. Oak flooring. Power points.

### **FRONT GARDEN**

Block paved driveway providing parking for several vehicles. Shrub border. Stone and shrub bed.

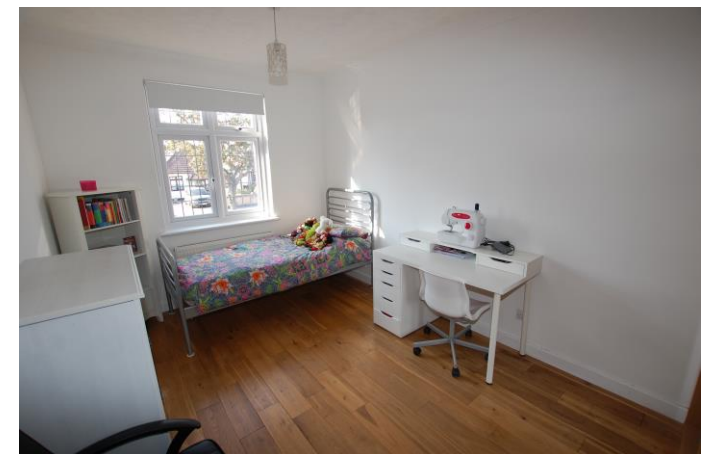
### **GARAGE**

Electric roller shutter 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.



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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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		