



Chafford Hundred £675,000



Mariner, 55, Drake Road, Chafford Hundred, Grays, Essex, RM16 6PP

ENTRANCE HALL 5' 5" x 4' 6" (1.65m x 1.37m)

Entrance via entrance door to hallway, Coving to ceiling, double radiator, wooden flooring, doors to ground floor w.c and lounge.

GROUND FLOOR W.C 5' 1" x 3' 1" (1.55m x 0.94m)

Close coupled w.c, vanity wash hand basin with cupboard under, tiled splash back, coving to ceiling, single radiator, tiled flooring, double glazed window to front.

LOUNGE 15' 10" x 18' 0" (4.82m x 5.48m)

(Measurements are max) Double glazed window to front with double radiator beneath, wooden flooring, coving to ceiling, under stairs storage cupboard further walk in storage cupboard, stairs to first floor

DINING ROOM 20' 0" x 12' 7" (6.09m x 3.83m)

2 x upvc double glazed french doors leading to rear garden, wooden flooring, breakfast bar, coving to ceiling, double radiator.

FITTED KITCHEN 17' 8" x 10' 6" (5.38m x 3.20m)

(Measurements are max) Quartz work tops, double butler sink with mixer tap with pull out spray, tiled splash backs, matching wall and base units, induction hob, 2 x double ovens, integrated dishwasher, integrated wine cooler, french doors leading to rear garden, coving to ceiling, tiled flooring, radiator, door to:

UTILITY ROOM 12' 3" x 8' 3" (3.73m x 2.51m)

Plumbing for washing machine, coving to ceiling, storage cupboard with shelving, door to storage area, behind the garage door.



GAMES ROOM/STUDY 14' 5" x 6' 10" (4.39m x 2.08m)

Double glazed window to front with double radiator beneath, coving to ceiling, wooden flooring.

FIRST FLOOR LANDING

With loft access, doors to various rooms, fitted carpet.

MASTER BEDROOM 13' 9" x 8' 4" (4.19m x 2.54m)

Double glazed dormer window to front, single radiator, fitted carpet, walk in wardrobe (which measures 4' x 5'), door to:

EN-SUITE 8' 4" x 3' 10" (2.54m x 1.17m)

Obscured double glazed window to rear, corner shower unit with body jets, Close coupled w.c, vanity wash hand basin with mixer tap and cupboard under, tiled splash backs, coving to ceiling, heated towel rail

BEDROOM TWO 12' 4" x 11' 5" (3.76m x 3.48m)

(Measurements are max) Double glazed window to front, single radiator, built in wardrobes, fitted carpet, door to:

EN-SUITE 7' 7" x 5' 8" (2.31m x 1.73m)

Fully tiled walls, corner shower unit with shower attachment and rain shower, vanity wash hand basin with cupboard under, low flush w.c, heated towel rail, obscured double glazed window to front, tiled flooring.



Mariner, 55, Drake Road, Chafford Hundred, Grays, Essex, RM16 6PP

BEDROOM THREE 12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed window to rear with double radiator beneath, built in wardrobes, coving to ceiling, fitted carpet.

BEDROOM FOUR 11' 1" x 8' 10" (3.38m x 2.69m)

Double glazed window to rear with single radiator beneath, built in wardrobes, coving to ceiling, fitted carpet.

BEDROOM FIVE 10' 2" x 6' 11" (3.10m x 2.11m)

Double glazed window to front, double radiator, built in wardrobes, fitted carpet.

FAMILY BATHROOM 7' 9" x 6' 5" (2.36m x 1.95m)

Fully tiled with stone effect feature wall, Obscured double glazed window to rear, panelled bath with electric shower and shower screen, vanity wash hand basin with mixer tap and cupboard under, low flush w.c, heated towel rail, tiled flooring.

EXTERIOR 50' (15m) Wide

The rear garden is mainly artificial grass with a paved patio area, side access, outside tap. The front has off street parking for several vehicles. The garage has been converted to a storage area accessed from inside.



AGENT 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.



Mariner, 55, Drake Road, Chafford Hundred, Grays, Essex, RM16 6PP



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 C. 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		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		