



Grays £435,000



## 1 Rogers Road, Grays, Essex, RM17 5NU

A CHARMING THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A SMALL CUL-DE-SAC OFFERING A WEALTH OF CHARACTER, WELL PROPORTIONED ACCOMMODATION, TWO RECEPTION ROOMS, BASEMENT, STUDY, GOODSIZE REAR GARDEN, OFF ROAD PARKING, AND A GARAGE TO THE REAR. NO ONWARD CHAIN.

❖ TWO RECEPTION ROOMS

❖ STUDY

❖ THREE GOODSIZE BEDROOMS

❖ PEA SHINGLE DRIVE AND PARKING

❖ MODERN FITTED KITCHEN

❖ BASEMENT

❖ LARGE REAR GARDEN

❖ GARAGE



## **ENTRANCE PORCH**

Double glazed triple locking entrance door. Double glazed Georgian style windows to both flanks. Ceramic flooring.

## **HALLWAY**

Plaster ceiling. Emulsion walls. Power points. Radiator. Dogleg stairs to first floor. Oak laminate flooring. Pine panel doors to all rooms.

## **RECEPTION ONE** 13' 8" x 12' 11" (4.16m x 3.93m)

Plaster ceiling. Double glazed Georgian style window to front. Double glazed French doors to rear. Emulsion walls. Power points. T.V point. Radiator. Feature fire place with wood mantle. Cast iron wood burner. Oak laminate flooring.

## **RECEPTION TWO** 11' 3" x 10' 2" (3.43m x 3.10m)

Double glazed Georgian style window to front. Plaster ceiling. Emulsion walls. Power points. Radiator. Feature fire place. Oak laminate flooring.

## **KITCHEN** 10' 0" x 9' 10" (3.05m x 2.99m)

Double glazed Georgian style window to flank. Plaster ceiling. Emulsion walls. Range of high gloss modern eye and base level units incorporating Integrated appliances. Dishwasher. Cooker. Hob. Double oven. Fridge freezer. Canopy. Complimentary marble effect work surfaces. One and a half stainless steel sink drainer. Chrome fittings. Power points. Slate effect flooring. Glazed pine panel door to.



## **UTILITY ROOM**

Double glazed door to rear. Double glazed window to flank. Plaster ceiling. Emulsion walls. Wall mounted boiler. (Not tested). Stainless steel sink drainer. Chrome fittings. Cupboard under. Recess for washing machine. Tiled flooring.

## **BATHROOM**

Double glazed window to rear. Plaster ceiling. Fully tiled walls. Towel rail. White four piece suite comprising of glass shower enclosure. Kidney hand basin with chrome fittings. Victorian style bath with chrome fittings. Low flush WC. Slate effect tiled flooring.

## **BASEMENT** 12' 0" x 10' 2" (3.65m x 3.10m)

Stone staircase. Boarded ceiling. Strip lighting. Home made bar . Power points. carpet flooring.

## **LANDING**

Double glazed window to front. Plaster ceiling. Emulsion walls. Power points. Fitted carpet. Pine panel doors to all rooms.

## **STUDY** 16' 4" x 4' 6" (4.97m x 1.37m)

Double glazed skylight. Two double glazed windows to flank. Emulsion walls. Power points. Radiator. Fitted carpet.



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### **BEDROOM ONE** 13' 6" x 10' 3" (4.11m x 3.12m)

Double glazed Georgian style window to flank. Plaster ceiling, Radiators, Power points. Fitted carpet. door to.

### **EN-SUITE**

Plaster ceiling, Fully tiled walls, Three piece suite comprising. Separate shower cubical, Pedestal hand basin. Chrome fittings. Low flush WC. Extractor. Tiled flooring.

### **BEDROOM TWO** 11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed Georgian style window to front. Plaster ceiling. Emulsion and paper walls. Radiator. Power points. Fitted carpet.

### **BEDROOM THREE** 10' 8" x 6' 9" (3.25m x 2.06m)

Double glazed Georgian style window to flank. Plaster ceiling. Emulsion walls. Power points Radiator. Fitted carpet.

### **FRONT GARDEN**

Brick boundaries. Entrance gate. Mature evergreens. Pea shingle drive and parking.

### **REAR GARDEN**

Approximately 120" (not measured) Mature conifers and evergreen boarders. Brick and fenced boundaries. Large lawn areas. Ornate fish pond. Apple and plum trees. Side access. Hooded porch. Two timber sheds. Path to rear. Raised bed vegetable garden.





## GARAGE

Approached via communal side driveway. Precast construction. Power and lighting. Double doors. Courtesy door.

## AGENTS NOTES

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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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.

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