



North Grays £495,000



RECESSED PORCH

Double glazed door to:

ENTRANCE HALL

Cast iron radiator. Oak flooring. Spindled staircase to first floor. Power points. Walk in cupboard housing boiler (Not tested).

LOUNGE 25' 7" x 12' 7" (7.79m x 3.83m)

Double glazed windows to rear with central French doors. Two radiators. Coved ceiling. Laminated wood flooring. Feature fireplace with Oak mantle and log burner. Power points. Double doors to:

KITCHEN/FAMILY ROOM 18' 7" x 13' 0" (5.66m x 3.96m)

Double glazed window to rear. Cast iron radiator. Tiled flooring. Range of black high gloss base and eye level units with Oak work surfaces. Inset one and one half sink unit with mixer tap. Built in five ring gas hob and canopy over. Double oven and microwave. Integrated dishwasher, washing machine, fridge and freezer. Feature roof lantern. Power points. Double glazed French doors to garden.

BEDROOM TWO 12' 9" x 11' 8" (3.88m x 3.55m)

Double glazed bay window to front. Radiator. Fitted carpet. Power points. Range of sliding front wardrobes with hanging and shelf space.

BEDROOM THREE 12' 6" x 10' 7" (3.81m x 3.22m)

Double glazed window to front. Radiator. Fitted carpet. Power points.



BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White contemporary suite comprising of free standing bath with central mixer tap. Pedestal wash hand basin. Low flush WC. Shower cubicle with mixer shower. Tiling to walls.

MASTER BEDROOM 24' 0" x 19' 8" (7.31m x 5.99m)

Double glazed windows to rear and velux windows to front. Two radiators. Inset lighting to ceiling. Fitted carpet. Power points. Eaves storage space. (Designed to be easily converted into two bedrooms if required).

EN-SUITE

Velux window to rear. Inset lighting to ceiling. Vinyl flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC. Corner shower cubicle with mixer shower. Built in low level cupboard.

REAR GARDEN Approximately 115' (35.03m)

Paved patio leading to lawn with flower and shrub borders. Slate bed. Decked and covered barbecue area. Picket fence and gate to further slat bed with shrubs. Covered storage area.

STUDIO 20' 3" x 11' 10" (6.17m x 3.60m)

Double glazed windows to front. Inset lighting to ceiling. Fitted carpet. Power points. Double glazed French doors to garden. Door to:

WORKSHOP 11' 10" x 8' 9" (3.60m x 2.66m)

Power and light connected.



FRONT GARDEN

Shingle driveway providing parking for three vehicles. Shrub beds.

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.



108 Long Lane, North Grays, Essex, RM16 2PP



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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 Performance Certificate



108, Long Lane, GRAYS, RM16 2PP

Dwelling type: Semi-detached bungalow
Date of assessment: 01 May 2019
Date of certificate: 02 May 2019

Reference number: 0598-5072-6275-8401-3974
Type of assessment: RdSAP, existing dwelling
Total floor area: 163 m²

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

Estimated energy costs of dwelling for 3 years:	£ 2,841
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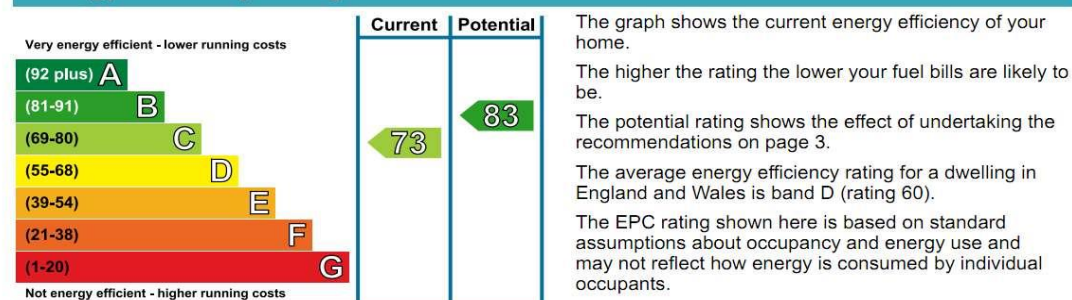
Over 3 years you could save	£ 393
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 279 over 3 years	
Heating	£ 2,076 over 3 years	£ 1,848 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 2,841	£ 2,448	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 129
2 Floor insulation (suspended floor)	£800 - £1,200	£ 120
3 Low energy lighting for all fixed outlets	£90	£ 144

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.