



Woodside £625,000



## **RECESSED PORCH**

Double glazed door to:

## **ENTRANCE HALL**

Coved ceiling with inset lighting. Radiator. Tiled flooring. Stairs to first floor with glass balustrade and recess under. Cloaks cupboard. Two further cupboards one housing Megaflo system. Nest heating control.

## **LOUNGE** 13' 7" x 12' 10" (4.14m x 3.91m)

Double glazed Bi-folding doors to garden. Ladder radiator. Coving to ceiling. Tiled flooring. Power points.

## **KITCHEN/FAMILY ROOM** 24' 1" x 14' 1" max (7.34m x 4.29m max)

Double glazed bi-fold doors to rear. Lantern roof. Two ladder radiators. Coving to ceiling with inset lighting. Tiled flooring. Range of grey high gloss base and eye level units with complimentary Quartz work surfaces. Built in twin ovens. Recess for American style fridge/freezer. Island unit with Quartz work surface. Inset one and one half sink unit with mixer tap. Built in Induction hob. Integrated dishwasher. Power points.

## **UTILITY ROOM** 9' 1" x 4' 8" (2.77m x 1.42m)

Double glazed window to rear. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Integrated fridge and freezer. recess and plumbing for washing machine. Tiled splashbacks.

## **STUDY** 13' 9" x 7' 4" (4.19m x 2.23m)

Three feature borrowed light windows. Radiator. Coving to ceiling. Laminated wood flooring. Power points. Light tunnel.



## 98 King Edward Drive, Woodside, Grays, Essex, RM16 2GD

### **MASTER BEDROOM** 16' 2" x 12' 4" > 7' 10" (4.92m x 3.76m > 2.39m)

Double glazed bay and casement windows to front. Three radiators. Coving to ceiling  
Fitted carpet. Access to loft space.

### **EN SUITE**

Obscure double glazed 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 with vertical border tile.

### **BEDROOM TWO** 14' 2" x 11' 1" (4.31m x 3.38m)

Double glazed bay window to front. Two radiators. Coving to ceiling. Fitted carpet. Power  
points. Range of grey high gloss fitted furniture. Access to loft space.

### **SHOWER ROOM**

White suite comprising of vanity unit with wash hand basin, cupboard under and  
concealed cistern WC. Corner shower cubicle with mixer shower. Tiling to walls and floor.  
Inset lighting to ceiling. Fitted mirror. Heated towel rail.

### **LANDING**

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power  
points. Built on double cupboard housing boiler (Not tested). Eaves storage cupboard.

### **BEDROOM THREE** 15' 0" x 14' 11" (4.57m x 4.54m)

Double glazed window to rear. Four Velux windows. Two radiators. Inset lighting to ceiling.  
Laminated wood flooring. Power points.

### **BEDROOM FOUR** 13' 9" x 9' 0" (4.19m x 2.74m)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Laminated wood flooring.  
Power points. Built in wardrobe.



## 98 King Edward Drive, Woodside, Grays, Essex, RM16 2GD

### **BEDROOM FIVE** 13' 8" x 8' 9" (4.16m x 2.66m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points.

### **FAMILY BATHROOM**

Double glazed window to front. Velux window to rear. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity unit with concealed cistern WC and wash hand basin with cupboard under. Corner shower cubicle with mixer shower and body jets. Free standing bath with mixer tap and shower attachment. Tiling to walls.

### **REAR GARDEN** Approximately 100' (30.46m)

Immediate decked patio leading to paved path and lawn. Flower and shrub borders. Summerhouse. Ornamental fish pond. Flower and shrub beds. Workshop. Gated side entrance.

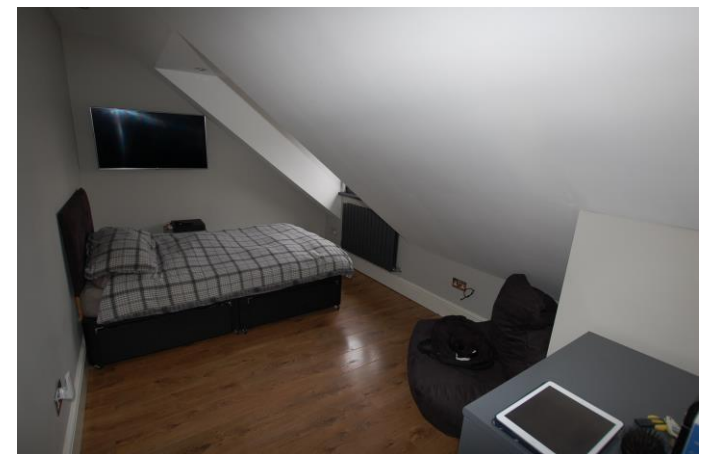
### **FRONT GARDEN**

Being block paved and providing parking for five vehicles.



**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.



98 King Edward Drive, Woodside, Grays, Essex, RM16 2GD



98 King Edward Drive, Woodside, Grays, Essex, RM16 2GD



**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 Performance Certificate



98, King Edward Drive, GRAYS, RM16 2GD

**Dwelling type:** Semi-detached house  
**Date of assessment:** 07 September 2020  
**Date of certificate:** 08 September 2020

**Reference number:** 0538-8024-7281-4280-1250  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 191 m<sup>2</sup>

### Use this document to:

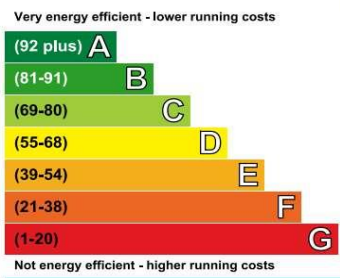
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,808</b>
<b>Over 3 years you could save</b>	<b>£ 318</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 336 over 3 years	
Heating	£ 2,055 over 3 years	£ 1,896 over 3 years	
Hot Water	£ 417 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 2,808</b>	<b>£ 2,490</b>	

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



Current	Potential
77	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 168
2 Solar water heating	£4,000 - £6,000	£ 147
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,050

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