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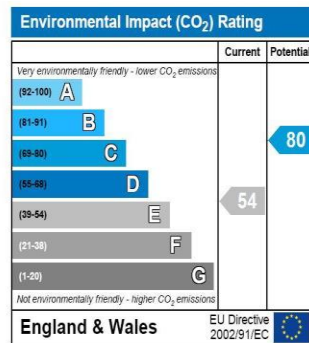
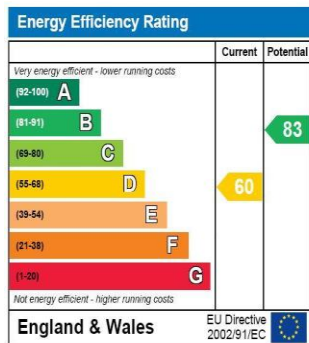
Moss Bank, Meesons Lane, Grays, RM17 5EF

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Offers In Excess Of: £699,000

MEESONS LANE RM17

Located off a private road. This unique detached family house has been extended throughout. Positioned on a plot approaching half an acre. Many features include study/office, utility room, dressing room, en-suites, shower room. Large entertaining kitchen/breakfast room. To the rear you have a full a full length patio area leading to lawn with two storage sheds. Summer house, outside w.c, chicken coup and duck house. The property is truly stunning and we highly recommend an early viewing.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE PORCH

Double glazed window to side, smooth plastered ceiling, radiator, tiled floor.

ENTRANCE HALL

Two double glazed windows to front, smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, built-in cloaks cupboard, built-in shoe cupboard, tiled floor with under floor heating.

STUDY

3.07m (10' 1") x 2.41m (7' 11")

Double glazed window to front, smooth plastered ceiling, laminate floor.

LOUNGE

6.32m (20' 9") x < 6.96m (22' 10") narr to 5.54m (18' 2")

Double glazed window to side, double glazed window and double glazed French doors with matching side windows lead to rear garden, two 'skylights', smooth plastered ceiling, tiled floor with under floor heating.

FITTED KITCHEN/BREAKFAST ROOM

5.46m (17' 11") x 5.03m (16' 6") < 6.96m (22' 10")
Double glazed window and double glazed door lead to rear garden, two 'skylights', smooth plastered ceiling, extensive range of base and eye level units with contrasting granite work surfaces, inset sink unit, integrated double oven, microwave, hob and extractor, integrated space for large fridge/freezer, tiled floor with under floor heating.

UTILITY ROOM

2.39m (7' 10") x 1.80m (5' 11")

Half double glazed door to side, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset sink unit, space for washing machine, radiator, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed windows to front and side, smooth plastered ceiling, fitted storage cupboards, matching vanity unit with inset wash hand basin and low flush wc, heated towel rail, pebbled floor.

FIRST FLOOR LANDING

Double glazed window to front, smooth plastered ceiling, built-in airing cupboard, fitted carpet.

BEDROOM ONE

4.37m (14' 4") x 3.58m (11' 9")

Double glazed window to rear, smooth plastered ceiling, stairs leading to reading room, radiator, fitted carpet.

DRESSING ROOM

3.53m (11' 7") x 2.74m (9' 0")

Smooth plastered ceiling, large walk-in wardrobe, range of fitted wardrobes and matching dressing unit, radiator, fitted carpet.

EN-SUITE

Opaque double glazed window to front, smooth plastered ceiling, suite comprising large shower cubicle, vanity unit with inset wash hand basin and low flush wc , heated towel rail, tiled walls, tiled floor.

SITTING ROOM

3.73m (12' 3") x 2.87m (9' 5")

Double glazed window to rear, smooth plastered ceiling, fitted carpet.

BEDROOM TWO

3.48m (11' 5") x 2.84m (9' 4")

Double glazed window to rear, smooth plastered ceiling, radiator, fitted carpet.

EN-SUITE

Opaque double glazed window to side, smooth plastered ceiling, suite comprising shower cubicle vanity unit with inset wash hand basin and low flush wc, tiled walls, tiled floor.

BEDROOM THREE

3.07m (10' 1") x 2.90m (9' 6")

Double glazed windows to rear and side, smooth plastered ceiling, radiator, fitted carpet.

BEDROOM FOUR/NURSERY

3.07m (10' 1") x 1.50m (4' 11")

Double glazed window to front,, smooth plastered ceiling, radiator, fitted carpet.

BATHROOM

2.54m (8' 4") x 2.26m (7' 5")

Opaque double glazed window to front, smooth plastered ceiling, suite comprising jacuzzi style bath, vanity unit with inset wash hand basin, low flush wc and shower cubicle with jet shower, heated towel rail, tiled walls, tiled floor.

BEDROOM FIVE

4.14m (13' 7") x 3.51m (11' 6")

Double glazed window to rear, double glazed 'Velux' style window to front, smooth plastered ceiling, two eaves storage cupboards, fitted double wardrobe, radiator, fitted carpet.

EN-SUITE

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor.

EXTERIOR

Rear garden with large patio area, extensive lawn area with mature shrub and tree borders, summer house with wc, two large storage sheds, outside wc, chicken coop and run, duck house, covered barbecue with pizza oven, side access offering scope for extra parking if required. Front garden with brick paved driveway offering ample off road parking and leading to garage with power and light.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0207 474 2345

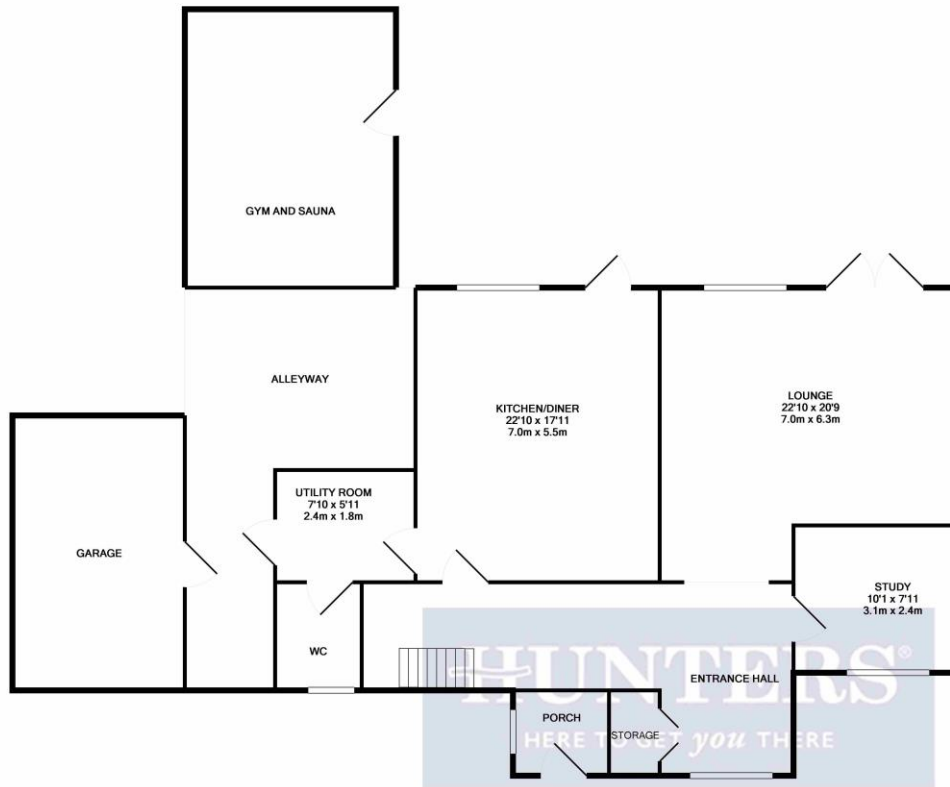
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

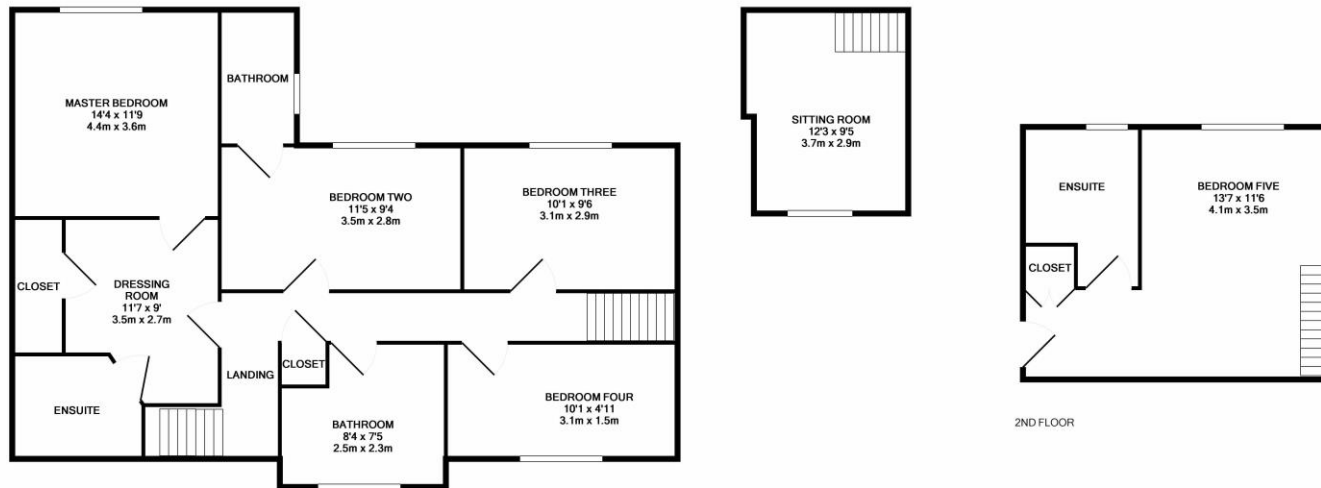
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR

2ND FLOOR









