



Grays £645,000



## **ENTRANCE HALL**

Leadlight window to front. Radiator. Coved ceiling. Tiled flooring. Staircase to first floor with cupboard under. Decorated with picture rail.

## **LOUNGE** 16' 8" x 13' 0" (5.08m x 3.96m)

Bay window to front. Two radiators. Coved ceiling. Fitted carpet. Power points. Feature tiled fireplace with tiled hearth. Decorated with picture rail. Recessed bookshelves.



## **DINING ROOM** 14' 8" x 13' 1" (4.47m x 3.98m)

Bay window to front. Two radiators. Coved ceiling. Fitted carpet. Power points. Feature tiled fireplace with tiled hearth. Decorated with picture rail.



## **STUDY** 9' 4" x 8' 2" (2.84m x 2.49m)

French doors to garden. Radiator. Coved ceiling. Fitted carpet. Power points. Wood panelling to walls. Feature cast iron fireplace.

## **KITCHEN** 12' 11" x 9' 9" (3.93m x 2.97m)

Sliding sash window to rear. Radiator. Coved ceiling. Granite tiled floor. Power points. Range of base and eye level units with granite work surfaces. Inset double bowl sink unit. Granite splashbacks. Recess for range style cooker with canopy over. Display lighting.

## **UTILITY ROOM**

Windows to rear. Granite tiled floor. Granite work surface with recess and plumbing for automatic washing machine under. Granite shelving to one wall.



## **CLOAKROOM**

Obscure window. Radiator. Granite tiled floor. White suite comprising of corner wash hand basin. Low flush WC. Half granite tiled walls.

## **GARDEN ROOM** 7' 9" x 6' 8" (2.36m x 2.03m)

Sliding sash window to rear. Coved ceiling. Granite tiled floor. Power points. Recess for Aga which supplies heating (Not tested). Granite to walls. Granite work surface with inset sink unit and mixer tap. Door to:

## **CONSERVATORY** 24' 5" x 13' 0" > 8'6 (7.44m x 3.96m > 2.59m)

Double glazed windows to rear with central French doors to garden. Radiator. Vaulted ceiling. Granite tiled floor. Power points. Built in Hot Tub.

## **LANDING**

Sliding sash window to front. Radiator. Fitted carpet. Decorated with picture rail.

## **MASTER BEDROOM** 14' 7" x 12' 7" (4.44m x 3.83m)

Bay window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Decorated with picture rail. Feature cast iron fireplace.

## **EN SUITE**

Granite tiled floor. Double shower cubicle with electric shower. Wall mounted wash hand basin. Low flush WC. Extractor fan. Granite tiled walls.



## 2 Bradleigh Avenue, Grays, Essex, RM17 5UT

### **BEDROOM TWO** 16' 8" x 13' 1" (5.08m x 3.98m)

Bay window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Feature cast iron fireplace and panelling. Decorated with picture rail.

### **BEDROOM THREE** 10' 9" x 10' 0" (3.27m x 3.05m)

Sliding sash window to rear. Radiator. Laminated wood flooring. Power points. Range of mirror fronted sliding wardrobes. Wall mounted wash hand basin with tiled splashback. Airing cupboard with lagged hot water tank. High level cupboards. Decorated with picture rail.

### **BEDROOM FOUR** 9' 10" x 7' 11" (2.99m x 2.41m)

Sliding sash window to rear. Casement window to side. Radiator. Fitted carpet. Power points. Feature cast iron fireplace. Decorated with picture rail.

### **BATHROOM**

Two obscure sliding sash windows. Cast iron radiator. Granite tiled floor. White Victorian style suite comprising of pedestal wash hand basin. Low flush WC. Free standing bath with shower over. Granite tiled walls. Picture rail. Shaver point.

### **REAR GARDEN** In excess of 100' (30.46m)

Paved patio leading to lawn with well stocked flower and shrub borders. Variety of trees. Fish pond. Gated driveway to side leading to detached garage and providing parking for two vehicles.



**WORKSHOP**

**ENTRANCE**

Obscure double glazed window. Granite tiled floor. Power points. Sink unit. Door to:

**CLOAKROOM**

Obscure window. Tiled flooring. Low flush WC.

**GARAGE/WORKSHOP AREA**

Up and over door. Power and light. Access to loft space.

**LOBBY**

Door to:

**WORKSHOP**

Double glazed window. Panelling to walls. Power points.

**ATTACHED GARAGE**

Double doors. Power and light. Store room.

**DETACHED GARAGE**

Up and over door. Wash hand basin. Power and light.

**FRONT GARDEN**

Two driveways providing parking for several vehicles with central paved area and steps leading to the property. Bin store.



**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.





**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



2, Bradleigh Avenue, GRAYS, RM17 5UT

**Dwelling type:** Detached house  
**Date of assessment:** 12 May 2017  
**Date of certificate:** 12 May 2017

**Reference number:** 9528-2053-7255-5813-7950  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 157 m<sup>2</sup>

### Use this document to:

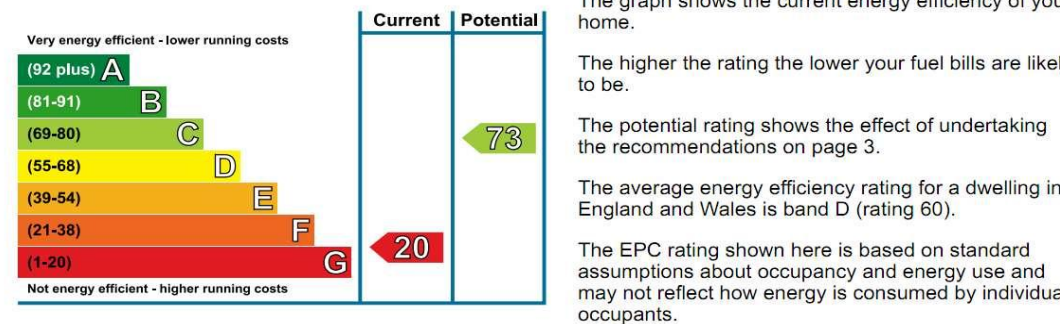
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 9,711</b>
<b>Over 3 years you could save</b>	<b>£ 6,228</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 240 over 3 years	
Heating	£ 8,487 over 3 years	£ 3,006 over 3 years	
Hot Water	£ 744 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 9,711</b>	<b>£ 3,483</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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 219
2 Internal or external wall insulation	£4,000 - £14,000	£ 3,114
3 Floor insulation (suspended floor)	£800 - £1,200	£ 351

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.