



**College Avenue  
Grays, RM17 5UN  
£700,000**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Ra	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100)	<b>A</b>			(92-100)	<b>A</b>
(81-91)	<b>B</b>			(81-91)	<b>B</b>
(69-80)	<b>C</b>			(69-80)	<b>C</b>
(55-68)	<b>D</b>			(55-68)	<b>D</b>
(39-54)	<b>E</b>			(39-54)	<b>E</b>
(21-38)	<b>F</b>			(21-38)	<b>F</b>
(1-20)	<b>G</b>			(1-20)	<b>G</b>
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
			75		
		42			
England, Scotland & Wales		EU Directive		England, Scotland & Wales	



- 177ft x 59ft overall plot size
- Garage + driveway
- Cloakroom
- Gas central heating
- 0.9 mile to Grays Station
- Many original features

8 Orsett Road , Grays, RM17 5DL  
 Tel: 01375 372825 Email: hello@copesestates.co.uk  
 www.copesestates.co.uk

## You've made it!... the pinnacle of Grays living.

This impressive detached home built in 1922 sits on 0.24 acres with a frontage of nearly 60 ft. Convenient for the town, schools and mainline station makes this the perfect family home. The impressive entrance hall leads to the **FOUR RECEPTION ROOMS** and the large landing to the **FOUR** well proportioned **DOUBLE BEDROOMS**, subject to approval the large loft space could lend itself to conversion for further bedrooms. This will only be the third time that this home has come onto the market and retains the majority of it's original features, many of which could be retained in its modernisation.



## ACCOMMODATION

### Entrance Porch

Double doors to:

### Entrance Hall

Impressive staircase leading to first floor with stained glass window on the half landing. Parquet flooring, doors to:

### Cloakroom

Fully tiled, low level WC, wash hand basin.

### Lounge 18' 0" + bay x 13' 11" + fireplace (5.49m x 4.24m)

Impressive inglenook fireplace, square bay window to front and window to side, parquet flooring.

### Sitting Room 13' 11" + bay x 14' 4" (4.24m x 4.37m)

Square bay to front, feature fireplace, parquet flooring.

### Dining room 14' 4" x 8' 11" (4.37m x 2.72m)

French doors leading to rear garden. feature fireplace

### Morning Room 11' 11" x 8' 11" (3.64m x 2.72m)

Window to side, feature fireplace, built in display cupboard

### Kitchen 13' 3" x 11' 11" (4.05m x 3.64m)

Windows to three aspects, door to rear garden

### First Floor Landing

Built in cupboards, access to part boarded loft space, doors to:



### Bedroom 1 18' 5" x 13' 11" (5.62m x 4.25m)

Windows to two aspects, feature fireplace.

### Bedroom 2 14' 4" x 14' 5" (4.37m x 4.4m)

Window to front, feature fireplace.

### Bedroom 3 14' 9" x 9' 5" min (4.5m x 2.88m)

Window to front, feature fireplace

### Bedroom 4 14' 4" x 8' 11" (4.37m x 2.72m)

Window to rear, feature fireplace

### Bathroom

Window to side, Paneled bath, wash hand basin

### WC

Low level WC

### Loft space

Large boarded loft space with loft ladder

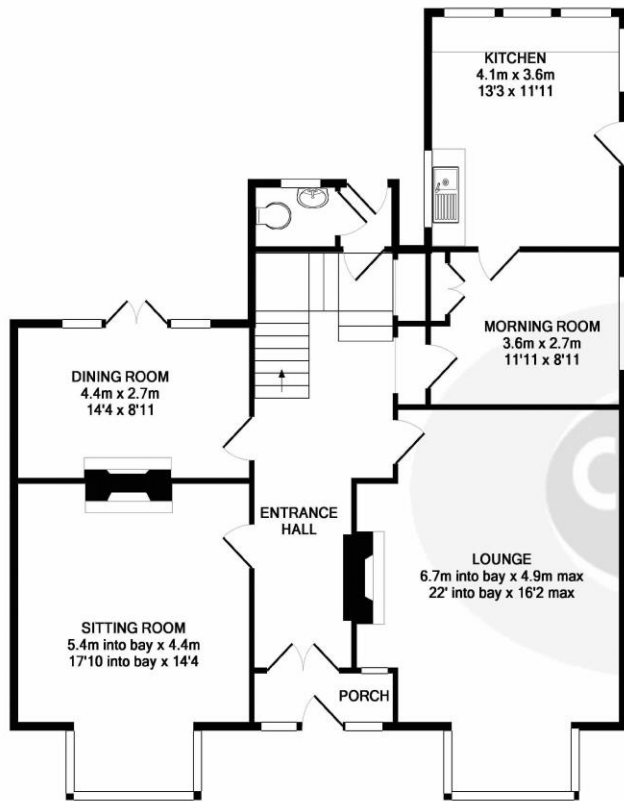
### Garage

Single garage with inspection pit and mezzanine floor

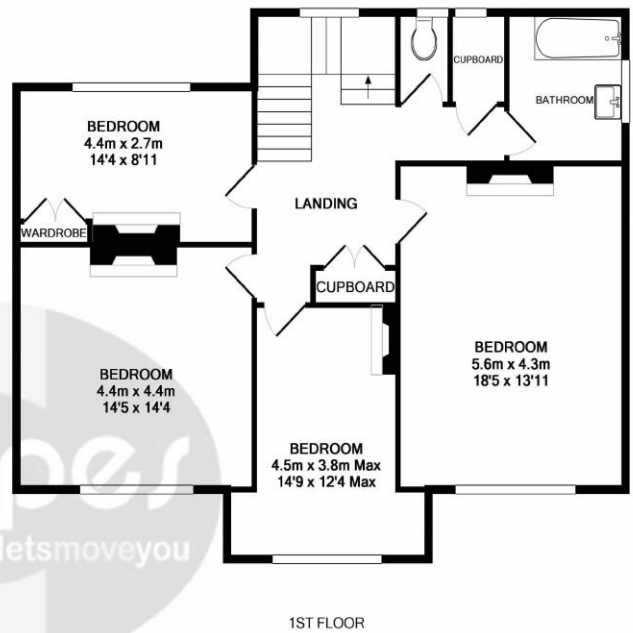
### Gardens

Mainly laid to lawn with mature planting





GROUND FLOOR



1ST FLOOR

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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