



Palmers Avenue  
North Grays

£795,000





# Full Description

- Grand Home on Three Level
- 1 x Triple Garage & 1 x Double Garage to Rear
- Four Reception Room
- Fully Functioning Bar
- Six Double Bedroom

## Description

TARDIS EDWARDIAN HOME! Thomas Marsh are delighted to offer this QUAIN T SIX DOUBLE BEDROOM FAMILY HOME oozing with PERIOD FEATURES including SASH WINDOWS, SKIRTINGS, DOORS, HIGH CEILINGS and much more to appreciate. This VERY LARGE PROPERTY is not for the faint hearted whilst boasting a CELLAR WITH SAUNA ROOM, THREE LARGE RECEPTION ROOMS (ONE WITH FULLY FUNCTIONING BAR) & LOUNGE, a RECENTLY FITTED KITCHEN with FLOTEX CARPET, FAMILY BATHROOM and EN-SUITE TO MASTER BEDROOM with a 24FT GAMES ROOM (SNOOKER TABLE INCLUDED) to the second floor. There is a TRIPLE SIZE GARAGE to the side of the property with a DOUBLE GARAGE in the garden with OFF STREET PARKING FOR 4/5 CARS. Thomas Marsh highly recommended viewings to fully appreciate the 5,285 SQ FT (APPROX.) space on offer.

Entrance Hall: 16' 3" x 14' 5" (4.95m x 4.39m)

Dining Room: 19' 7" x 15' 5" (5.97m x 4.7m)

Family Room: 20' 10" x 15' 4" (6.35m x 4.67m)

Reception Room/Bar: 18' 8" x 15' 5" (5.69m x 4.7m)

Lounge: 14' 5" x 13' 1" (4.39m x 3.99m)

Kitchen/Diner: 18' 5" x 14' 5" (5.61m x 4.39m)

Triple Garage: 29' 6" max x 21' 4" max (8.99m x 6.5m)

Double Garage: 21' 4" x 16' 9" (6.5m x 5.11m)

Cellar: 14' 5" x 9' 6" (4.39m x 2.9m)

Master Bedroom: 19' 4" x 16' 1" (5.89m x 4.9m)

En-Suite Bathroom

Bedroom Two: 16' 5" x 15' 9" (5m x 4.8m)

Bedroom Three: 11' 10" x 9' 6" (3.61m x 2.9m)

Bedroom Six: 14' 11" x 7' 10" (4.55m x 2.39m)

Balcony

Family Bathroom: 10' 9" x 7' 7" (3.28m x 2.31m)

Separate WC

Games Room: 24' 11" x 18' 1" (7.59m x 5.51m)

Bedroom Five: 16' 5" x 12' 8" (5m x 3.86m)

Bedroom Six: 20' 4" x 14' 9" (6.2m x 4.5m)

Cloakroom: With toilet and hand wash basin.

Garden: 99' 1" x 60' 4" (30.2m x 18.39m)







home  
where our story begins





**Ground Floor**

Approximate Gross Internal Area  
 Basement (including Cellar) = 23.7 sq m / 255 sq ft  
 Ground Floor (including Garage) = 214 sq m / 2303 sq ft  
 First Floor = 121.2 sq m / 1304 sq ft  
 Second Floor (including Reduced Headroom) = 98.2 sq m / 1057 sq ft  
 Garage = 34 sq m / 366 sq ft  
 Total = 491.5 sq m / 5285 sq ft

..... 2 Reduced headroom below 1.5 m / 5ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-66) D			
(39-54) E		54	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(56-68) D			
(39-54) E		42	65
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.