



Grays £895,000



19 College Avenue, Grays, Essex, RM17 5UN

AN EXCEPTIONAL AND SPACIOUS FIVE BEDROOM DETACHED PERIOD PROPERTY SITUATED IN ARGUABLY ONE OF THE MOST SOUGHT AFTER TURNINGS WITHIN GRAYS WHICH OFFERS AN ABUNDANCE OF CHARACTER ALL SET WITHIN BEAUTIFUL MATURE GROUNDS. WE STRONGLY RECOMMEND AN EARLY APPOINTMENT TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER. EPC: E.

- ❖ ENTRANCE HALL
- ❖ FORMAL LOUNGE
- ❖ SUPERB CONSERVATORY
- ❖ UTILITY ROOM
- ❖ TWO FURTHER FIRST FLOOR BEDROOMS
- ❖ GUEST BEDROOM WITH EN SUITE
- ❖ FABULOUS GARDENS
- ❖ CLOAKROOM
- ❖ DINING ROOM
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ FAMILY BATHROOM
- ❖ IN - OUT DRIVEWAY
- ❖ GARAGE

COVERED ENTRANCE PORCH

Half glazed door to:

ENTRANCE HALL

Double glazed leadlight window to front. Radiator. Ornate coving. Laminate flooring. Decorated with dado rail. Spindled staircase to first floor with recess under.

CLOAKROOM

Double glazed leadlight window to front. Radiator. Coved ceiling. Laminate flooring. White suite comprising of wall mounted wash hand basin. Concealed cistern WC. Half tiled walls with border tile.

FORMAL LOUNGE 21' 3" x 14' 2" max (6.47m x 4.31m max)

Double glazed leadlight window to front. Radiator. Ornate coving. Laminate flooring. Power points. Feature fireplace with wood surround and Marble insert and hearth. Built in units either side. Leadlight bay window to rear with central French doors to garden.

DINING ROOM 17' 4" x 11' 11" (5.28m x 3.63m)

Double glazed leadlight bay window to rear with door to garden. Boxed radiator. Coved ceiling. Laminate flooring. Power points. Central feature fireplace with marble insert and hearth and fitted units either side. Glazed door to conservatory.



KITCHEN/BREAKFAST ROOM 15' 7" x 11' 7" (4.75m x 3.53m)

Radiator. Inset lighting to ceiling. Tile effect flooring. Power points. Range of base and eye level units with complimentary work surface. Built in oven and hob with extractor fan over. Inset one and one half sink unit with mixer. Integrated dishwasher and microwave. Further range of base units with breakfast bar. Walk in pantry with obscure double glazed window, shelf space and fitted work surface. Open to:

CONSERVATORY 17' 7" x 15' 11" (5.36m x 4.85m)

Double glazed to three aspects with two sets of French doors to garden. Radiator. Tiled flooring. Power points. Glazed door to dining room.

UTILITY ROOM 8' 5" x 5' 1" (2.56m x 1.55m)

Obscure double glazed leadlight window. Coved ceiling. Vinyl flooring. Range of base and eye level units with complimentary work surface. Inset stainless steel sink unit. Tiled splashbacks. Boiler (Not Tested). Recess and plumbing for automatic washing machine. Built in cupboard. Glazed door to side.

LANDING

Double glazed leadlight window to front. Radiator. Fitted carpet. Power points. Spindled staircase to second floor. Decorated with dado rail.

MASTER BEDROOM 16' 1" x 11' 8" (4.90m x 3.55m)

Double glazed leadlight windows to front and rear. Two radiators. Fitted carpet. Power points.



EN-SUITE

Radiator. Inset lighting to ceiling. Vinyl flooring. White suite comprising of vanity wash hand basin with cupboard under. Shower cubicle with mixer shower. Low flush WC. Half tiled walls with border tile.

BEDROOM TWO 12' 0" x 11' 3" (3.65m x 3.43m)

Double glazed leadlight window to rear. Radiator. Fitted carpet. Power points. Range of fitted wardrobes with bed recess and cupboards over.

BEDROOM THREE 12' 0" x 11' 8" (3.65m x 3.55m)

Double glazed leadlight window to rear. Radiator. Fitted carpet. Power points. Decorated with picture rail.

BATHROOM

Obscure double glazed leadlight window. Radiator. Inset lighting to ceiling. Vinyl flooring. Three piece bathroom suite comprising of low flush WC. Pedestal wash hand basin. 60/40 corner bath. Tiling to walls with border tile.

SECOND FLOOR LANDING

Fitted carpet.



GUEST BEDROOM 14' 2" x 10' 2" (4.31m x 3.10m)

Double glazed leadlight window to rear. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Double and single fitted wardrobes with hanging and shelf space.

EN SUITE

Velux double glazed window. Radiator. Fitted carpet. White suite comprising of panelled bath with mixer shower attachment and tiled surround. Low flush WC. Pedestal wash hand basin with tiled splashback. Eaves storage.

BEDROOM FIVE 14' 3" x 5' 10" (4.34m x 1.78m)

Velux window to rear. Radiator. Fitted carpet. Power points. Eaves storage.

REAR GARDEN In excess of 100' (30.46m)

South facing mature grounds with immediate paved patio area leading to lawn with flower and shrub bed. Greenhouse with power, light and water supply. Personal door to garage. Gated side entrance. Steps to second lawn with mature trees and shrubs. Steps to secret garden with circular patio, conifer screening and storage area.

FRONT GARDEN

Block paved In and Out driveway providing parking for several vehicles. Flower and shrub borders.



GARAGE

Up and over door with power and light. Roof storage.

PROPERTY DETAILS

Tenure: Freehold. EPC: E. Thurrock Council Tax Band: G.

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.



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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 rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

