



Grays £450,000



109 Wood View, Grays, Essex, RM16 2GP

A SPACIOUS THREE BEDROOM LINK DETACHED HOUSE SITUATED IN A SOUGHT AFTER LOCATION WHICH OFFERS EN-SUITE TO MASTER BEDROOM, ATTACHED GARAGE AND NO ONWARD CHAIN. EPC: B.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ BATHROOM
- ❖ DRIVEWAY
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ TWO FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ GARAGE

ENTRANCE HALL

Approached via double glazed door. Radiator. Fitted carpet. Power points. Stairs leading to first floor with cupboard under.

CLOAKROOM

Radiator. Vinyl flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush W.C.

KITCHEN/DINING ROOM 17' 8" x 10' 4" > 8' 7" (5.38m x 3.15m > 2.61m)

Double glazed bay window to front. Radiator. Inset lighting to ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink with mixer tap. Tiled splashbacks. Built in double oven. Gas hob with extractor fan over. Integrated dishwasher, automatic washing machine, fridge and freezer. Cupboard housing boiler (Not tested).

LOUNGE 17' 4" x 12' 4" (5.28m x 3.76m)

Double glazed window to rear. Two radiators. Fitted carpet. Power points. Double glazed French doors to garden.

LANDING

Access to loft. Airing cupboard with hot water tank.



MASTER BEDROOM 17' 6" x 12' 4" (5.33m x 3.76m)

Two double glazed windows to front. Radiator. Fitted carpet. Power points.

EN-SUITE

Radiator. Vinyl flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush W.C. Shower cubicle with mixer shower.

BEDROOM TWO 10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to rear. Radiator. Fitted carpet. Power points.

BEDROOM THREE 10' 10" x 6' 9" (3.30m x 2.06m)

Double glazed window to rear. Radiator. Fitted carpet. Power points.

BATHROOM

Radiator. Vinyl flooring. White suite comprising of Low flush W.C. Pedestal wash hand basin with tiled splashback. Panelled bath with mixer shower attachment and tiled surround.



FRONT GARDEN

Block paved driveway providing parking for one vehicle. Flower and shrub bed. Path.

GARAGE

Up and over door.

REAR GARDEN

Immediate paved patio leading to lawn with fenced boundaries. Shed. Personal door to garage.

PROPERTY DETAILS

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



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 rating and score

This property’s current energy rating is B. 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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		