



North Grays Guide Price



61 Windsor Avenue, North Grays, Essex, RM16 2UA

An outstanding and extended five/six bedroom semi detached property situated within The Avenues of North Grays which has been finished to an excellent standard by the present vendors and can only be fully appreciated by an early internal viewing. EPC: C.

- ❖ ENTRANCE PORCH
- ❖ CLOAKROOM
- ❖ KITCHEN/FAMILY ROOM
- ❖ LANDING
- ❖ FOUR FURTHER BEDROOMS AND FAMILY BATHROOM
- ❖ STUDIO
- ❖ PARKING FOR FIVE VEHICLES
- ❖ ENTRANCE HALL
- ❖ PLAYROOM/ BEDROOM SIX
- ❖ LOUNGE
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ GUEST SUITE
- ❖ FRONT GARDEN
- ❖ REAR GARDEN

ENTRANCE PORCH

Double glazed door to entrance porch. Inset lighting to ceiling. Tiled flooring. Double glazed door to Entrance hall.

ENTRANCE HALL

Radiator. Coving to ceiling. Tiled flooring. Power points. Stairs to first floor with cupboard under.

CLOAKROOM

Tiled flooring. White suite comprising of pedestal wash hand basin. Low flush W.C. Tiled splashback.

KITCHEN/FAMILY ROOM 27' 3" x 22' 7" > 12' 4" (8.30m x 6.88m > 3.76m)

Double glazed window to rear. Underfloor heating. Inset lighting to ceiling with sky light window. Tiled flooring. Power points. A range of base and eye level units with complimentary quartz work surfaces. Inset sink unit with mixer tap/hot water tap. Two built in double ovens. Five ring gas hob with extractor fan over. Wine cooler. Integrated dishwasher. Recess for appliances. Island unit with Breakfast bar. Double doors to lounge. Bi-fold doors to garden.

LOUNGE 23' 11" x 12' 2" (7.28m x 3.71m)

Double glazed Bay window to front. Two radiators. Coving to ceiling. Laminate flooring. Power points.



PLAYROOM/BEDROOM SIX 15' 6" x 7' 5" (4.72m x 2.26m)

Double glazed window to front. Radiator. Laminate flooring. Power points.

LANDING

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Cupboard housing boiler (Not tested). Stairs to second floor landing.

MASTER BEDROOM 16' 5" x 12' 6" (5.00m x 3.81m)

Two double glazed windows to rear. Two radiators. Inset lighting to ceiling. Fitted carpet. Extensive range on fitted wardrobes with hanging and shelf space.

EN-SUITE

Heated towel rail. Tiled flooring. White suite comprising of shower with mixer shower over. Low flush W.C. Vanity wash hand basin with cupboard under. Tiled splashback.

BEDROOM TWO 12' 3" x 10' 3" (3.73m x 3.12m)

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



BEDROOM THREE 11' 7" x 10' 10" (3.53m x 3.30m)

Double glazed Bay window to front. Radiator. Fitted carpet. Power points.

BEDROOM FOUR 11' 3" x 7' 3" (3.43m x 2.21m)

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

BATHROOM

Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of jacuzzi bath with mixer shower over. Low flush W.C. Vanity wash hand basin with cupboard under and tiled splashback.

SECOND FLOOR LANDING

Eaves storage. Fitted carpet.

GUEST SUITE 18' 4" x 13' 0" (5.58m x 3.96m)

Two Velux windows to front. Radiator. Inset lighting to ceiling. Power points. French Doors to Juliette balcony.



EN-SUITE

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under and tiled splashback. Low flush W.C. Corner shower cubicle with mixer shower over.

REAR GARDEN Approximately 110' (33.50m)

West facing rear garden with immediate paved patio stepping to lawn. Fenced boundaries. Outside tap and lighting.

STUDIO 22' 11" x 16' 0" (6.98m x 4.87m)

Power and lighting. French door to garden.

FRONT GARDEN

Block paved driveway providing parking for five vehicles. Security bollards.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: C.



AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer 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 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 energy rating is C. 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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

