



Grays £475,000



21 The Pines, Stifford Clays, Grays, Essex, RM16 2AH

A deceptively spacious three bedroom semi detached bungalow situated in this sought after turning which has three generous sized bedrooms, shower room with separate WC, and own driveway to garage. No onward chain. EPC: E.

❖ ENTRANCE HALL

❖ KITCHEN

❖ SHOWER ROOM WITH SEPARATE WC

❖ OWN DRIVEWAY TO GARAGE

❖ LOUNGE

❖ THREE BEDROOMS

❖ GOOD SIZE REAR GARDEN

❖ NO ONWARD CHAIN

ENTRANCE HALL

Approached via double glazed door. Meter cupboard. Access to loft space. Fitted carpet.

LOUNGE 15' 6" x 11' 4" (4.72m x 3.45m)

Double glazed bay window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.

KITCHEN 11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed window to rear. Radiator. Laminated flooring. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven and microwave. Induction hob with extractor fan over. Recesses for appliances. Door to:

REAR PORCH 9' 11" x 3' 1" (3.02m x 0.94m)

Double glazed patio door to garden.

BEDROOM ONE 14' 0" x 10' 6" (4.26m x 3.20m)

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

BEDROOM TWO 10' 11" x 10' 7" (3.32m x 3.22m)

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



BEDROOM THREE 10' 1" x 7' 8" (3.07m x 2.34m)

Double glazed window to side. Radiator. Fitted carpet. Power points. Range of sliding fronted wardrobes with hanging and shelf space.

SHOWER ROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of corner shower cubicle with mixer shower over. Pedestal wash hand basin. Tiling to walls with border tile.

SEPARATE WC

Obscure double glazed window. Vinyl flooring. Low flush WC. Tiling to walls.

REAR GARDEN

Paved patio leading to lawn with shrub borders. Path. Personal door to garage. Shed.

FRONT GARDEN

Mainly laid to lawn with hedge boundaries. Path.

GARAGE

Situated to rear with own driveway. Up and over door. Door to garden. Access via Fairway.



PROPERTY DETAILS

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

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 efficiency rating for this property

This property’s current energy rating is E. It has the potential to be C.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy efficiency.