



GRIFFIN
THE PROPERTY PEOPLE



£399,950* fees apply

Samphire Court, Grays, RM17 6UL

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Griffin welcome to market this detached family home in the highly sought after Thurrock Park.

Offering a sizable living room, modern kitchen/ diner, ground floor cloakroom downstairs whilst upstairs offers three double size bedrooms and modern shower room. There is also side access and a detached garage giving ample opportunity to extend (STPP), alongside an overlooked rear garden.

This home will not last long in this market, so call Griffin now to book your viewing on 01375 382666!

Front Garden

Stoned front garden with shrubbery and driveway.

Entrance/ Hallway

Front door in, double glazed window to front, stairs to first floor, radiator, doors to:

Cloakroom

6'2" x 3'0" (1.88m x 0.91m)

Obscure double glazed window to side, W/C, wash hand basin with storage cupboard under, radiator, tiled walls and flooring.

Living Room

16'8" x 11'1" (5.08m x 3.38m)

Double glazed bay ledge window to front, fireplace surround, radiator, laminate flooring, double glazed sliding doors leading to garden.

Kitchen/ Diner

15'0" x 10'1" (4.57m x 3.07m)

Double glazed door and windows to rear, part tiled walls, matching wall and base level units, sink and drainer, range cooker with extractor hood overhead, plumbing for washing machine, radiator, tiled flooring.

First Floor Landing

Double glazed window to front, access to loft, double store cupboard, doors to:

Bedroom One

13'1" x 10'1" (3.99m x 3.07m)

Double glazed windows to rear, radiator.

Bedroom Two

13'1" x 8'2" (3.99m x 2.49m)

Double glazed window to rear, radiator.

Bedroom Three

8'1" x 6'10" (2.46m x 2.08m)

Double glazed window to front, radiator.

Shower Room

6'6" x 6'2" (1.98m x 1.88m)

Obscure double glazed window to front, part tiled walls, shower cubicle with inset controls, W/C, space saving vanity basin, radiator, tiled flooring.

Rear Garden

Paved patio, laid to lawn, raised concrete area, further lawn, side access and door to garage.

Garage

Up and over door, fully detached.

Parking

Driveway to front and garage.

Agency information

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: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5. Referral Fees - Please note a referral fee of up to £240.00 including VAT per transaction could be received from any referred solicitor upon completion.

5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD (Our Official Removal Partner).

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5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.

A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price.

The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.

