



GRIFFIN

THE PROPERTY PEOPLE



Schoolfield Way , Grays, RM20 3AF

Guide price £400,000

****GUIDE PRICE £400,000 - £425,000** **CHAIN FREE****

Griffin are delighted to bring to market this deceptively spacious, **FOUR BEDROOM** terraced townhouse situated within a popular development in Grays. The property is ideally located for access to local schools, and Chafford Hundred train station.

Starting on the ground floor you have the fully integrated kitchen/dining room, access to the garden and the downstairs w/c. Onto the first floor, you find the lounge benefiting from a Juliette balcony, the first of the family bathrooms and two good sized double bedrooms. Finally, on the second floor, two large double bedrooms, with the master benefiting from an en-suite and the second of the family bathrooms. Schoolfield way also comes with a garage, two allocated parking spaces and a number of built in storage cupboards.

Call the sales team now to book your viewing slot.

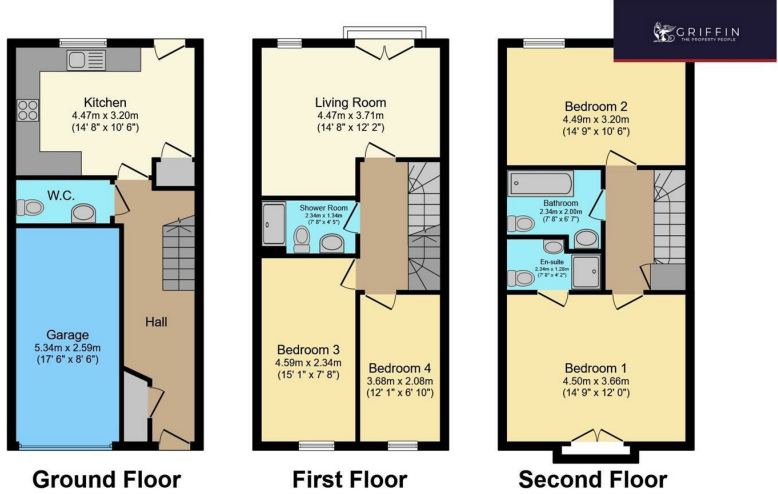
Viewing

Please contact our Grays Sales Office on 01375 397872 if you wish to arrange a viewing appointment for this property or require further information.

- Four Bedrooms
- Three Bathrooms
- Garage
- Cloakroom
- Town House
- Viewing Advised
- Three Storey Living
- EPC: B85



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Total floor area 132.7 m² (1,428 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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