



GRIFFIN

THE PROPERTY PEOPLE



St. Georges Avenue , Grays, RM17 5XB

Guide price £600,000

**** SOUGHT AFTER TREE LINED AVENUE**FOUR BEDROOMS**EN-SUITE TO MASTER**EXTENDED****
Guide Price £600,000 - £625,000

Griffin Are delighted to offer For Sale as part of our Rightbuyer Scheme this extended and WELL PRESENTED four bedroom semi detached house situated within this popular Tree Lined Avenue on the outskirts of Grays Town Centre and being ideally placed for access to local shops, bus routes and schools Grays Towncentre offers numerous shopping facilities and a mainline Railway station.

The property benefits from having a beautiful mature rear garden, Groundfloor Cloakroom, plus Family Bathroom and en-suite to master, Off street parking and integral garage.

Accommodation comprises Entrance hall, Cloakroom, Lounge/Family room, dining room, Kitchen/Breakfast room, utility room, first floor landing, four bedrooms (master has en-suite and three of the bedrooms have wardrobes) and a family bathroom.

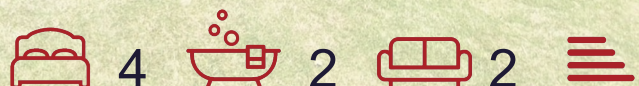
Properties in 'The Avenues' are not readily available for Sale and an early internal viewing is HIGHLY RECOMMENDED to avoid disappointment.

****Draft Details****

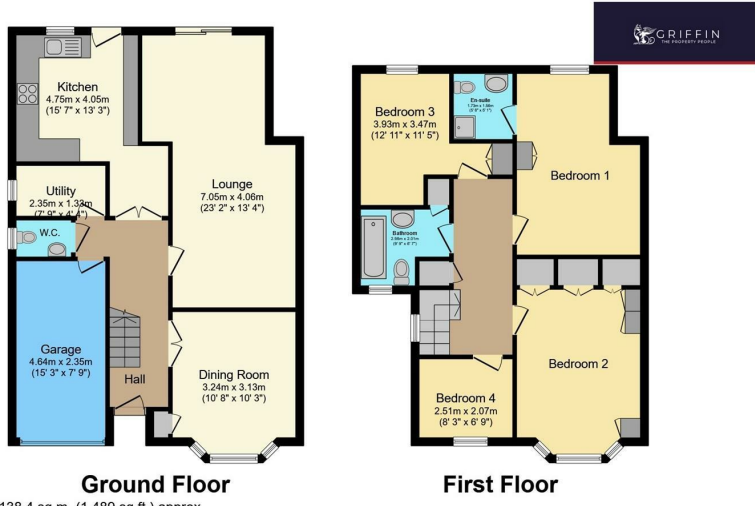
- Semi-Detached
- Tree Lined Avenue
- Well Presented
- Lounge/Family Room
- Dining Room
- Extended
- Four Bedrooms
- Viewing Advised
- EPC: TBC

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.



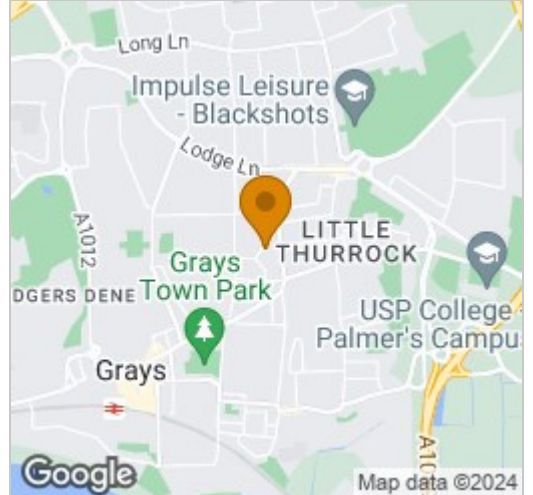
Floor Plan



Total floor area 138.4 sq.m. (1,489 sq.ft.) approx

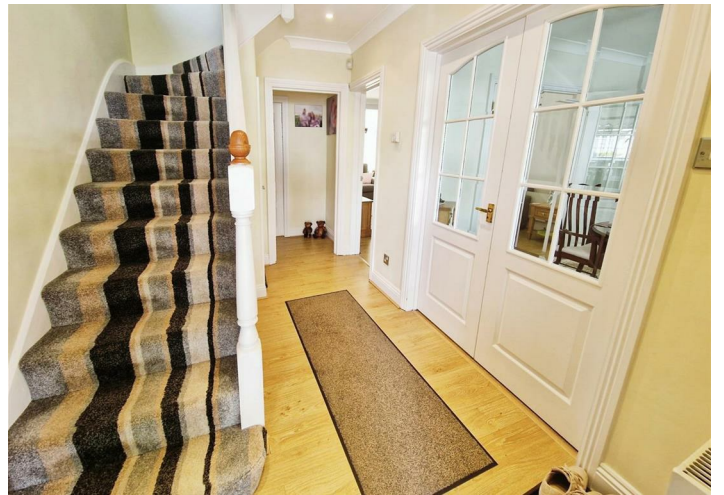
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Area Map



Energy Efficiency Graph

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.