







While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The plans do not constitute a contract and are intended for use as a guide only. Prospective purchasers should verify all measurements and details on site and are advised to seek professional advice. The services, systems and appliances shown here are not tested and no guarantee is given for their operation or efficiency over time.  
Made with Merge CAD24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

A RARE & WONDERFUL OPPORTUNITY has arisen to acquire this well presented DOUBLE FRONTED detached house located in Grosvenor Road, Orsett, Grays. Perfect for a large family, having recently undergone a double storey side extension allowing the occupiers the potential to LIVE AS TWO SEPARATE DWELLINGS on one plot. Boasting x2 kitchens, x2 bathrooms, x2 additional WC's, Two reception rooms, L Shape Garden, Side access, Off street parking for 3+ cars and an attached garage. In our opinion, there is further potential to develop (STPP).

Offering easy access to transport links and bus routes as well as local schools and green space. In our opinion, this property will be an ideal purchase for those looking for a large property or one you have the potential to split, living with a rental investment next door.

Contact us now for more information and to arrange an internal inspection.

Council Tax Band: E  
EPC Awaited

- A MUST VIEW!
- DOUBLE FRONTED
- CAN BE USED AS TWO SEPARATE DWELLINGS
- X2 KITCHENS
- L SHAPED GARDEN
- SIDE ACCESS
- OFF STREET PARKING
- GARAGE
- WELL PRESENTED
- NEAR TRANSPORT LINKS