



**London Road, Grays RM20 3HX**

**welcome to**

**London Road, Grays**

CHAIN FREE! Well-presented three bedroom home situated in a convenient location for access to transport links and local amenities! Other benefits include rear access, spacious lounge, separate dining room, fitted kitchen and CONSERVATORY!



CHAIN FREE! Wiliam H Brown are delighted to present this well-presented three bedroom home situated in a convenient location for access to transport links and local amenities! Other benefits include rear access, spacious lounge, separate dining room, fitted kitchen and CONSERVATORY! AGENTS NOTE: The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Entrance Hall**

### **Lounge**

12' 10" max x 11' 5" ( 3.91m max x 3.48m )

### **Dining Area**

7' 9" x 9' 10" ( 2.36m x 3.00m )

### **Kitchen**

10' 1" x 9' 7" ( 3.07m x 2.92m )

### **Conservatory**

### **First Floor Landing**

### **Bedroom One**

11' 4" x 9' 4" ( 3.45m x 2.84m )

### **Bedroom Two**

8' 9" x 11' ( 2.67m x 3.35m )

### **Bedroom Three**

6' 9" x 7' 10" ( 2.06m x 2.39m )

### **Bathroom/wc**



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welcome to

## London Road, Grays

- CHAIN FREE
- WELL PRESENTED THREE BEDROOM HOME
- ACCESS TO TRANSPORT LINKS
- CONSERVATORY
- VIEWING IS A MUST

Tenure: Freehold EPC Rating: D

offers in excess of

**£335,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
GRA103651 - 0006

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown incorporating Porter Glenny is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**  
Incorporating  
**Porter Glenny**



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