



Woodward Close, Grays RM17 5RP

welcome to

Woodward Close, Grays

GREAT CONDITION & WELL MAINTAINED REAR GARDEN! Welcome to the market this ready to go family home! Consisting of FOUR good size bedrooms, large lounge diner, fitted kitchen, conservatory and family bathroom! Other benefits include downstairs WC, GARAGE and off road parking!

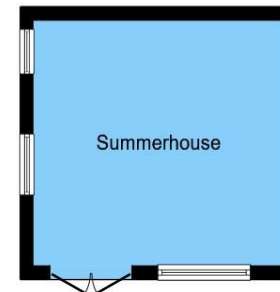




Ground Floor



First Floor



Outbuilding

Entrance Porch

Entrance Hallway

Ground Floor Cloakroom/Wc

Lounge/Diner

12' 5" x 20' 4" (3.78m x 6.20m)

Conservatory

11' 2" x 11' 5" (3.40m x 3.48m)

Kitchen

10' 3" x 12' 9" (3.12m x 3.89m)

First Floor Landing

Bedroom One

11' 4" x 12' 5" (3.45m x 3.78m)

Bedroom Two

8' x 11' 7" (2.44m x 3.53m)

Bedroom Three

7' 5" x 11' 2" max (2.26m x 3.40m max)

Bedroom Four

7' 6" x 10' 5" max (2.29m x 3.17m max)

Bathroom/Wc

Rear Garden

Garage

8' 10" x 16' 4" (2.69m x 4.98m)

Driveway

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

welcome to

Woodward Close, Grays

- GARAGE & OWN DRIVEWAY
- CONSERVATORY
- GROUND FLOOR CLOAKROOM/WC
- LARGE LOUNGE/DINER
- WELL MAINTAINED REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GRA104354



Property Ref:
GRA104354 - 0002

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 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**



01375 374444



grays@williamhbrown.co.uk



1 Orsett Road, GRAYS, Essex, RM17 5DA



williamhbrown.co.uk