



Advice Avenue, Grays RM16 6QN

welcome to

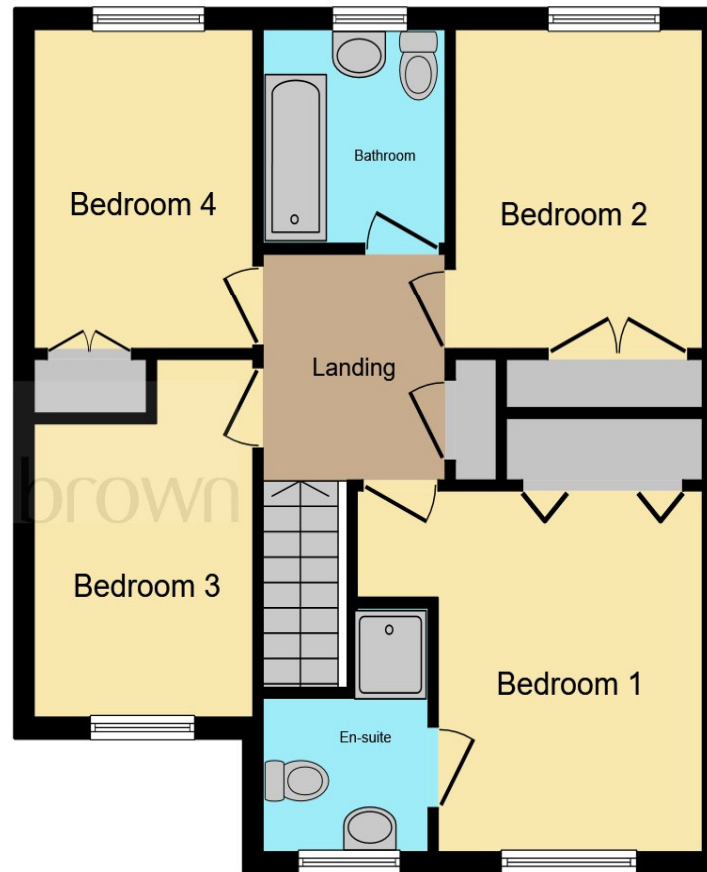
Advice Avenue, Grays

NO CHAIN - KEYS HELD. Located towards the end of a cul-de-sac, this much improved and very well presented four bedroom detached family home offers a southerly backing rear garden, three reception areas, ground floor Wc, en-suite shower room and a stunning high gloss design re-fitted kitchen





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

14' 6" x 11' 8" (4.42m x 3.56m)

Dining Room

10' 5" x 7' 8" (3.17m x 2.34m)

Reception Three/Office

8' 8" x 10' (2.64m x 3.05m)

Kitchen

16' 3" x 8' 7" (4.95m x 2.62m)

First Floor Landing

Bedroom One

13' 11" into recess x 8' 10" (4.24m into recess x 2.69m)

En-Suite

Bedroom Two

8' 5" x 10' 5" (2.57m x 3.17m)

Bedroom Three

10' 5" x 8' 7" (3.17m x 2.62m)

Bedroom Four

9' 8" plus recess x 7' 8" (2.95m plus recess x 2.34m)

Bathroom

Rear Garden

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

Advice Avenue, Grays

- NO CHAIN & KEYS HELD
- CUL-DE-SAC LOCATION
- FOUR BEDROOM FAMILY HOME
- THREE RECEPTION AREAS
- SOUTHERLY FACING REAR GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: E

guide price

£500,000 - £525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GRA104897



Property Ref:
GRA104897 - 0004

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.

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