



Sandy Lane, Grays

Offers Over £650,000



- A fantastic size four bedroom detached family home
- Lovely size lounge
- Play room/study
- Kitchen and separate dining room
- Conservatory
- Ground floor shower room and first floor bathroom
- Additional boarded loft room
- Driveway parking and garage
- Rear garden



Colubrid Estate Agents are delighted to present to the market this fantastic size four bedroom detached family home boasting excellent size living space throughout. Accommodation offers an entrance porch, hallway, lovely size lounge/diner, play room/study, kitchen, dining room, conservatory and ground floor shower room, The first floor holds four bedrooms, a family bathroom and there is an additional boarded loft room. Externally the property has a garage, driveway parking and rear garden.

Enter the property via porch to front aspect. Entrance hall commences with stairs leading to first floor accommodation.
Study/playroom 10'1 x 9'0 is located to the front of the property. Double glazed window.
Lounge 17'9 x 10'3 also overlooks the front aspect. Double glazed window. Double doors open into conservatory. Feature fireplace. Tiled flooring. Suspended ceiling with coloured lighting.
Conservatory 13'9 x 6'5 gives access to rear garden via French double glazed doors. Tiled flooring.

Inner hallway gives access to ground floor shower room. Stairs to bedroom four.
Shower room. Walk in shower, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

First floor landing is home to four bedrooms and family bathroom.
Bedroom one 10'5 x 9'9 double glazed window to front. Walk in wardrobe.
Bedroom two 10'2 x 8'9 double glazed window to front.
Bedroom three 7'7 x 7'1 double glazed window to rear.
Bedroom four 17'2 x 9'4 offers dual aspect double glazed windows.
Bathroom 6'7 x 6'7 comprises, white panel bath fitted with shower attachment plus overhead shower. Wash hand basin and low level wc. Tiling to walls. Obscure double glazed window. Heated towel rail.
Boarded loft room 19'2 x 13'8 max.

Rear garden commences with patio seating area. Remaining garden is lawned. Shed to remain. Side access gate.
Garage 15'2 x 9'2 has remote electric roller door, power and light connected.
Driveway parking.

Council Tax Band: E
Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Chadwell St Mary is an area of the unitary authority of Thurrock in Essex, England. It is one of the traditional parishes in Thurrock and a former civil parish. Its residential areas are on the higher ground overlooking the former Thameside marshland. Grays is a town centred 2 miles west



