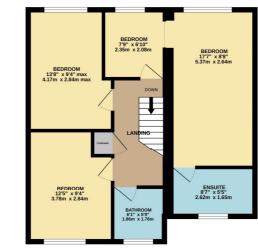


1ST FLOOR





10 MACE COURT RM17 6TX

### THINKING OF SELLING OR TRYING TO SELL?

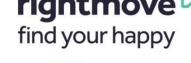
- Family Firm Established since 1980 •
- Extensive Buyer Register

The Property Ombudsman

• All Homes Visibly Marketed from Team Agencies in Essex & LONDON

# rightmove







- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD

Zoopla.co.uk Smarter property search





**Prime**Location

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



### Mace Court, Grays, Essex, RM17 6TX | £450,000

- • 3/4 bedroom layout (dressing room)
- • Stylish kitchen & lounge/dining
- • Beautifully well presented home



# 01375 676655

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107

- • Virtual tour
- • Integral garage & parking
- • Popular location no through road

19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP sales@johncottis.co.uk www.johncottis.co.uk

Stylish and spacious family home with versatile 3/4 bedroom layout benefitting, luxury master bedroom design with en suite and dressing room, feature lounge/diner, integral garage, parking and lovely garden. Virtual tour available whilst you arrange your viewing.

Entrance Hall: 15' x 6'2" max (4.57m x 1.88m max) Radiator. Wood style flooring. Stairs leading to first floor.

Ground floor WC: Double glazed window to front. Radiator. Wood style flooring. WC and wash hand basin suite.

Kitchen: 15' x 9' (4.57m x 2.74m) Double glazed window to front. Radiator. Tiled theme flooring. Coved cornice to ceiling. Fitted kitchen comprising: Range of base and eye level units with work surfaces, single drainer sink unit and provision for appliances. Open styling to living space.

Lounge/dining: 25'4" x 10'10" (7.72m x 3.3m) Double glazed french doors and windows to rear. Radiator. Wood style flooring and fitted carpet. Coved cornice to ceiling.

Landing: 11'9" x 5'10" (3.58m x 1.78m) Access to loft. Built-in cupboard housing hot water cylinder.

Bedroom 1: 17'7" x 8'8" (5.36m x 2.64m) Double glazed window to rear. Radiator. Fitted carpet. Smooth plastered ceiling.

Bedroom 4/dressing room: 7'9" x 6'10" (2.36m x 2.08m) Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling.

En suite for bedroom 1: 8'7" x 5'5" (2.62m x 1.65m) Double glazed window to front. Towel rail radiator. Tiled flooring. Smooth finish ceiling with inset lights. Shower, wc and wash hand basin suite.

Bedroom 2: 13'8" (4.17) x 8'5" (2.57) > 9'4" (2.84)



Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling.

Bedroom 3: 12'5" x 9'4" max (3.78m x 2.84m max) Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling.

Bathroom: 6'1" x 5'9" (1.85m x 1.75m) Double glazed window to front. Towel rail. Tiled flooring. Bath, wash hand basin, wc with shower over bath.

Garage: 15'5" x 8'10" (4.7m x 2.7m) Personal door and vehicular access door. Power and light connected.

Front off road parking: Multiple parking provided. Gated access leading to side/rear exterior.

Rear Garden: Commencing deck patio then lawn and borders.

