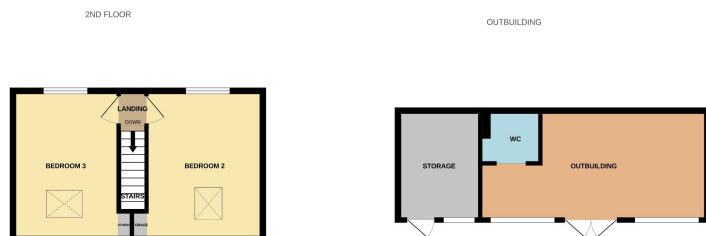




FAIRWAY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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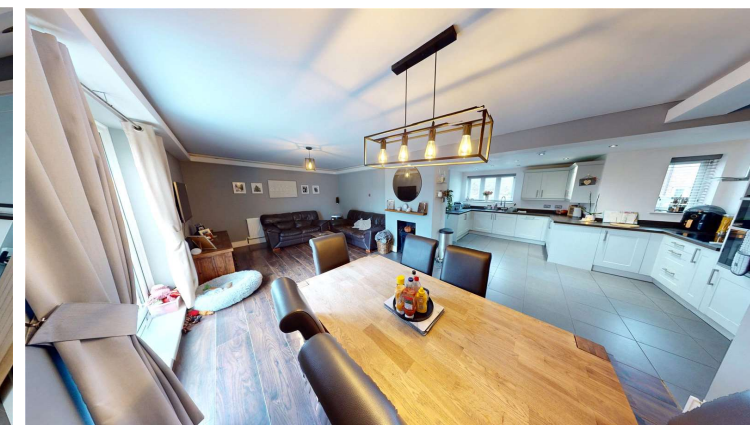


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Fairway, Stifford Clays, Grays, Essex, RM16 2AL | Guide Price: £500,000 to £525,000

- 5 Bedrooms
- En suite to master (unfinished)
- G/floor wc (unfinished)
- 29' x 10' outbuilding
- 62' Rear garden
- Stunning open plan layout



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP
01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

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Guide Price: £500,000 to £525,000. Much improved and extended five bedroom family home within the popular Stifford Clays area. Sensational open plan ground floor layout, plus utility and ground floor wc (unfinished). 62' rear garden with outbuilding and parking for several cars.

Entrance Hall:
Ceramic tiled flooring. Door to kitchen/living space. Stairs to first floor. Access to:

WC: 5'6" x 2'10" (1.68m x 0.86m)
Ceramic tiled flooring. WE understand the suite is ready to be installed but will be offered unfinished.

Kitchen Area: 19'5" max x 9'9" (5.92m max x 2.97m)
Two double glazed windows to front. Ceramic tiled flooring. Beautiful modern and contemporary kitchen with base and eye level unit, inset single drainer sink unit with mixer tap, integrated fridge, freezer, dishwasher and washing machine, Zanussi double electric ovens and inset hob. Door to utility room and open plan to lounge and dining areas.

Lounge/Dining area: 23'1" x 12'6" max (7.04m x 3.8m max)
Double glazed French doors to rear. Wood laminate flooring.

Utility Room: 18'5" (5.61) x 4'10" (1.47) > 8' (2.44) into cupboard space
Double glazed doors to front and rear. Ceramic tiled flooring. Worktop with cupboards below, wall mounted boiler, open access to cupboard housing hot water tank and water pressure system.

Landing:
Double glazed window to front. Stairs to second floor landing. Doors to:

Bedroom 1: 21'6" x 11'2" (6.55m x 3.4m)
Two double glazed windows to rear. Wood laminate flooring. With built-in wardrobe cupboard. Access to:

En suite: 7'7" x 4'2" (2.3m x 1.27m)
Double glazed window to front. Ceramic tiled flooring. We understand the suite is ready to be installed, but will be offered unfinished.

Bedroom 4: 10'7" x 9'6" (3.23m x 2.9m)
Double glazed window to rear. Wood laminate flooring.

Bedroom 5: 9' x 7'7" (2.74m x 2.3m)
Double glazed window to front. Wood laminate flooring.

Bathroom: 7'9" max x 7'4" (2.36m max x 2.24m)
Double glazed window to front. Three piece suite comprising: WC, wash hand basin with mixer tap and bath with shower over. Heated towel rail.

2nd floor landing:
Fitted carpet.

Bedroom 2: 13'8" x 10'8" (4.17m x 3.25m)
Double glazed window to rear. Double glazed Velux window to front. Fitted carpet.

Bedroom 3: 13'8" x 9'8" (4.17m x 2.95m)
Double glazed window to rear. Double glazed Velux window to front. Fitted carpet.

Rear Garden: Approx 62' (Approx 18.9m)
Commences patio, remainder laid to lawn. Fenced to boundaries.

Outbuilding: Overall approx 29' (8.84) x 10' (3.05)
Offers potential for annexe (subject to relevant consents) Currently in two areas.

Main Area: 20'10" x 10' (6.35m x 3.05m)
Two double glazed windows to front and double glazed French doors to front. Power and light. Incorporating and unfinished wc measuring: 4'10" x 5'6".

Storage shed area: 7'9" x 10' (2.36m x 3.05m)
With double glazed window to front.

Front Garden:
The front offers hardstanding for three/four vehicles.

Council Tax
Band C.

