



Grays £425,000



## 1 Lenthall Avenue, Grays, Essex, RM17 5AX

A three bedroom semi detached house situated in a convenient location close to local amenities with own driveway and huge potential subject to planning permission. No onward chain. EPC: TBC.

- ❖ ENTRANCE PORCH
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ BATHROOM
- ❖ DRIVEWAY
- ❖ GOOD SIZE REAR GARDEN

- ❖ ENTRANCE HALL
- ❖ DINING ROOM
- ❖ KITCHEN
- ❖ THREE BEDROOMS
- ❖ NO ONWARD CHAIN

### **ENTRANCE PORCH**

Door to entrance porch. Obscure double glazed window. Tiled flooring. Glazed door to entrance hall.

### **ENTRANCE HALL**

Radiator. Tiled flooring. Stairs to first floor with cupboard under.

### **CLOAKROOM**

Obscure double glazed window. Wall mounted wash hand basin. Low flush W.C. Tiling to walls and floor.

### **LOUNGE** 13' 8" x 11' 3" (4.16m x 3.43m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

### **DINING ROOM** 11' 2" x 9' 11" (3.40m x 3.02m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Feature tiled fireplace.



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### **KITCHEN** 10' 6" x 7' 11" (3.20m x 2.41m)

Double glazed window to rear. Radiator. Coving to ceiling. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recesses for appliances. Tiling to walls and floor.

### **LEAN TO** 14' 11" x 6' 1" (4.54m x 1.85m)

Glazed to three aspects. Tiled flooring. Power points. Door to garden.

### **LANDING**

Double glazed window to side. Radiator. Fitted carpet. Access to loft.

### **BEDROOM ONE** 13' 8" x 11' 4" (4.16m x 3.45m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Cupboard housing boiler (Not tested).

### **BEDROOM TWO** 11' 5" x 10' 1" (3.48m x 3.07m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in double wardrobe.



**BEDROOM THREE** 8' 1" x 7' 9" (2.46m x 2.36m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of Low flush W.C. Panelled bath with electric shower over. Pedestal wash hand basin. Tiling to walls.

**REAR GARDEN**

Concrete patio leading to lawn. Long driveway with parking for several vehicles. Hard standing.

**FRONT GARDEN**

Gated front garden mainly laid to lawn with flower border. Pathway. Own driveway to side.

**PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax Band: C. EPC: TBC.



**AGENTS NOTE**

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



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