



North Grays £895,000



110 Lodge Lane, North Grays, Essex, RM16 2UL

AN IMPRESSIVE AND SPACIOUS FOUR BEDROOM DETACHED BUNGALOW AND DETACHED STUDIO SITUATED WITHIN NORTH GRAYS WHICH HAS BEEN TOTALLY REFURBISHED BY THE PRESENT VENDORS TO A HIGH CONTEMPORARY STANDARD. IT IS WITHOUT HESITATION THAT WE RECOMMEND AN EARLY INTERNAL VIEWING. EPC: D.

- ❖ SPACIOUS ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ CLOAKROOM
- ❖ BEDROOM TWO
- ❖ BEDROOM FOUR
- ❖ DETACHED STUDIO
- ❖ DRIVEWAY FOR SEVERAL VEHICLES
- ❖ LOUNGE
- ❖ UTILITY ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ BEDROOM THREE
- ❖ SHOWER ROOM
- ❖ GOOD SIZE REAR GARDEN

ENTRANCE HALL

Approached by double glazed double doors. Two obscure double glazed windows to front. Two radiators. Coved ceiling with inset lighting. Laminate flooring. Power points.

LOUNGE 23' 10" x 14' 11" (7.26m x 4.54m)

Double glazed windows to front and side. Radiator. Coved ceiling with inset lighting. Laminate flooring. Power points. Feature fireplace with tiled hearth.

KITCHEN/DINING ROOM 17' 2" x 15' 0" > 11' 5" (5.23m x 4.57m > 3.48m)

Double glazed Bi Fold doors to rear. Radiator. Coved ceiling with inset lighting. Vinyl flooring. Power points. A range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recess for Range style cooker with canopy over. Integrated dishwasher, fridge and freezer. Double glazed door to side.

UTILITY ROOM

Double glazed window to side. Radiator. Coved ceiling with inset lighting. Vinyl Flooring. Base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Recess and plumbing for automatic washing machine. Power points.



CLOAKROOM

Double glazed window to side. Radiator. Coved ceiling with inset lighting. Vinyl flooring. White suite comprising of Low flush W.C. Wall mounted vanity wash hand basin with cupboard space under and tiled splashback.

MASTER BEDROOM 13' 10" x 11' 0" (4.21m x 3.35m)

Double glazed window to front. Radiator. Coved ceiling with inset lighting. Fitted carpet. Power points. Walk in wardrobe with hanging and shelf space.

EN SUITE

Double glazed window to rear. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of shower cubicle with mixer shower over. Low flush W.C. Pedestal wash hand basin. Panelled bath with mixer tap. Tiling to walls.

BEDROOM TWO 13' 3" x 9' 9" (4.04m x 2.97m)

Double glazed window to rear. Radiator. Coved ceiling with inset lighting. Fitted carpet. Power points.

BEDROOM THREE 12' 9" x 9' 1" (3.88m x 2.77m)

Double glazed window to side. Radiator. Coved ceiling with inset lighting. Fitted carpet. Power points. Access to loft space.



BEDROOM FOUR 13' 0" > 6' 4" x 9' 11" (3.96m > 1.93m x 3.02m)

Double glazed window to rear. Radiator. Coved ceiling with inset lighting. Fitted carpet. Power points.

SHOWER ROOM

Sun pipe window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of pedestal wash hand basin. Low flush W.C. Shower cubicle with mixer shower. Tiling to walls.

STUDIO

LOUNGE 21' 1" > 18' 2" x 14' 4" (6.42m > 5.53m x 4.37m)

Double glazed window to side. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Bi fold doors to garden.

SHOWER ROOM

Heated towel rail. Inset lighting to ceiling. Vinyl Flooring. White suite comprising of low flush W.C. Pedestal wash hand basin. Shower cubicle with mixer shower over.



OFFICE

ENTRANCE HALL

Approached via independent double glazed door. Inset lighting to ceiling. Fitted carpet. Power points.

OFFICE ONE 23' 7" > 12' 10" x 18' 3" (7.18m > 3.91m x 5.56m)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Kitchen area with high gloss base and eye level units. Complimentary work surfaces with inset sink unit and mixer tap. Double glazed French doors to decked patio.

OFFICE TWO 12' 11" x 8' 6" (3.93m x 2.59m)

Double glazed window to side. Radiator. Inset lighting to ceiling. Power points. Fitted carpet.

SHOWER ROOM

Heated towel rail. Inset lighting to ceiling. Vinyl flooring. White suite comprising of pedestal wash hand basin. Shower cubicle with mixer shower. Concealed cistern WC.

REAR GARDEN

Good sized rear garden with immediate paved patio leading to lawn. Fenced boundaries. Outside tap and lighting. Personal doors and path to annex.



FRONT GARDEN

In and Out stone driveway providing parking for numerous vehicles with the remainder laid to lawn. Gated driveway to side providing access to the rear.

PROPERTY DETAILS

Tenure: Freehold. EPC: D. Thurrock Council Tax Band: F.



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.



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

