



Grays £620,000



## 4 Grifon Road, Chafford Hundred, Grays, Essex, RM16 6RJ

An outstanding four bedroom detached house conveniently situated for two local schools which has been meticulously maintained by the present vendor and has en-suite to master bedroom, two reception rooms and superb conservatory. Early viewing advised. EPC. C.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ CONSERVATORY
- ❖ MASTER BEDROOM WITH EN SUITE
- ❖ FAMILY BATHROOM
- ❖ CLOAKROOM
- ❖ DINING ROOM
- ❖ KITCHEN
- ❖ THREE FURTHER GOOD SIZED BEDROOMS
- ❖ LANDSCAPED GARDENS AND GARAGE

### **ENTRANCE HALL**

Approached via double glazed door. Radiator. Coving to ceiling with inset lighting. Laminated flooring. Stairs to first floor. Built in cloaks cupboard.

### **CLAOKROOM**

Radiator. Coving to ceiling. Vinyl flooring. White suite comprising of low flush WC. Corner wash hand basin with tiled splashback.

### **LOUNGE** 18' 1" x 13' 7" (5.51m x 4.14m)

Double glazed bay window to front with shutters. Radiator. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with electric fire.

### **DINING ROOM** 10' 2" x 10' 1" (3.10m x 3.07m)

Two double glazed windows to rear with central door to conservatory. Radiator. Coving to ceiling. Laminated flooring. Power points.

### **CONSERVATORY** 19' 0" x 10' 0" (5.79m x 3.05m)

Double glazed to three aspects and French doors to garden. Two radiators. Laminated flooring. Power points.



**KITCHEN** 13' 4" x 9' 7" (4.06m x 2.92m)

Double glazed windows to rear and side. Coving to ceiling with inset lighting. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recesses for appliances. Plinth heater. Concealed lighting. Tiling to walls.

**UTILITY ROOM** 6' 2" x 5' 6" (1.88m x 1.68m)

Wall units with inset American style fridge/freezer. Recess and plumbing for washing machine. Cupboard housing boiler (Not tested). Heated towel rail. Vinyl flooring. Power points.

**GALLERIED LANDING**

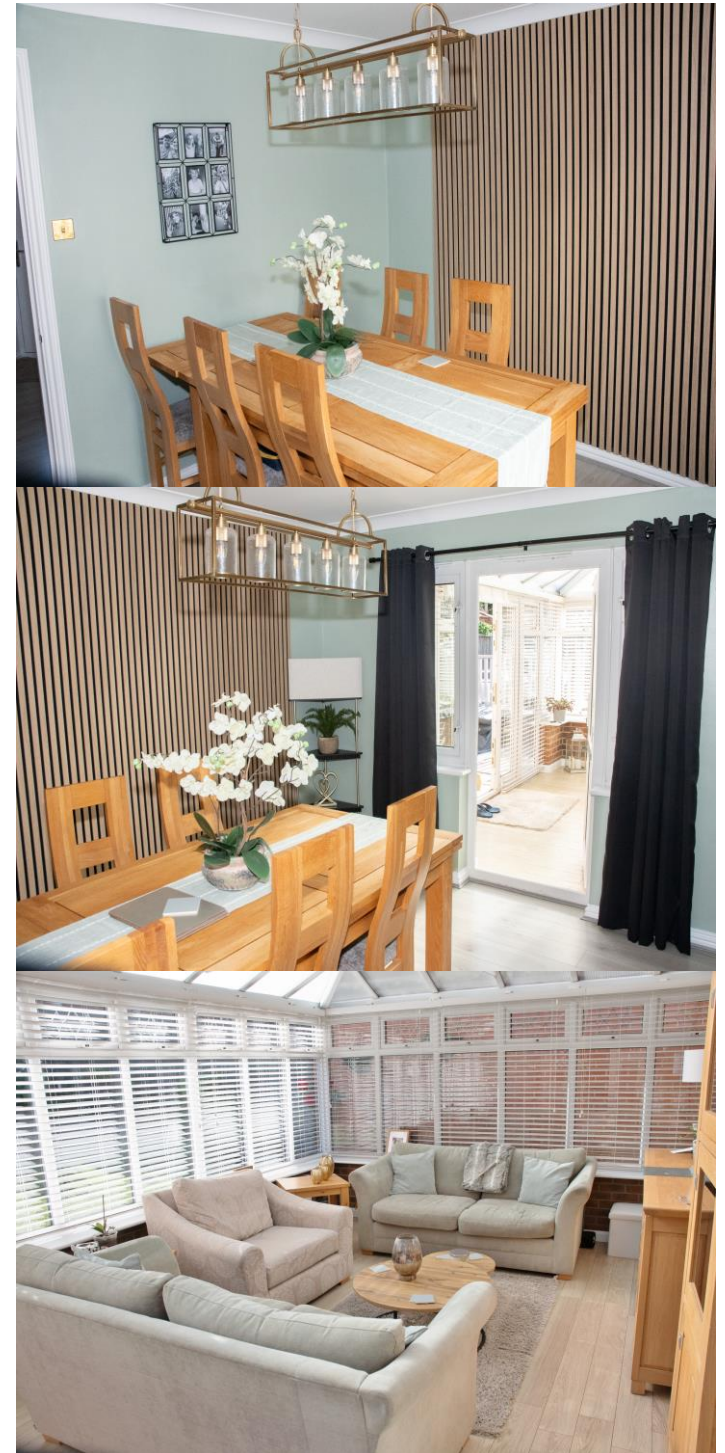
Double glazed window to front. Airing cupboard. Access to loft being part boarded and with ladder. Fitted carpet. Power points.

**MASTER BEDROOM** 13' 2" x 10' 4" (4.01m x 3.15m) plus door recess

Double glazed feature windows to front with shutters. Radiator. Vaulted ceiling. Fitted carpet. Power points.

**EN SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Vanity wash hand basin with cupboards under. Corner shower cubicle with mixer shower. Tiling to walls with border tile.



**BEDROOM TWO** 17' 2" x 9' 0" (5.23m x 2.74m)

Double glazed windows to front and rear with shutters. Radiator. Fitted carpet. Power points. Wardrobes to remain.

**BEDROOM THREE** 9' 11" x 9' 4" (3.02m x 2.84m)

Double glazed windows to rear with shutters. Radiator. Fitted carpet. Power points. Range of fitted wardrobes with hanging and shelf space.

**BEDROOM FOUR** 7' 8" x 6' 8" (2.34m x 2.03m)

Double glazed window to rear with shutters. Radiator. Laminate flooring. Power points. Wardrobes to remain.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Vanity wash hand basin with cupboards under. "P" shaped bath with mixer shower. Tiling to walls with border tile.

**REAR GARDEN**

Landscaped rear garden with immediate pave patio and Gazebo. Steps to artificial lawn. Further paved patio with raised fish pond. Side entrance. Personal door to garage.



**FRONT GARDEN**

Approached via shared access to block paved driveway providing parking for two vehicles. Stone and shrub bed.

**GARAGE** 17' 2" x 9' 0" (5.23m x 2.74m)

Up and over door. Power and light.

**PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax: F. 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.



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**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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

