

DURDEN & HUNT

INTERNATIONAL



Randall Drive, Grays RM16

Offers Over £400,000

- Master Bedroom With En Suite
- Garage
- Two Additional Bedrooms
- Good Transport Links
- Good Condition Throughout
- Living And Dining Room
- Family Bathroom
- Garden
- Modern Kitchen
- Storage

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Master Bedroom With En Suite - Good Condition Throughout - Garden - Garage - Living And Dining Room - Modern Kitchen - Two Additional Bedrooms - Family Bathroom - Storage - Good Transport Links



Council Tax Band: E



Durden and Hunt welcome to the market this exceptional three bedroom home in Orsett.

Internally the well kept property offers a large living and dining room, with statement media wall, that leads to a conservatory style area, which opens onto the garden. Further a modern kitchen, downstairs WC and storage optimises the ground floor.

The master bedroom, on the second floor, benefits from an en suite and ample storage whilst the first floor offers two additional bedrooms, one with storage, and a family bathroom.

Externally the charming property boasts a rear garden, with decking and lawn area, and a garage.

Ideally located for local shops, schools, amenities and ample green spaces, it has good transport links including the A13 and Grays train station a drive away.

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

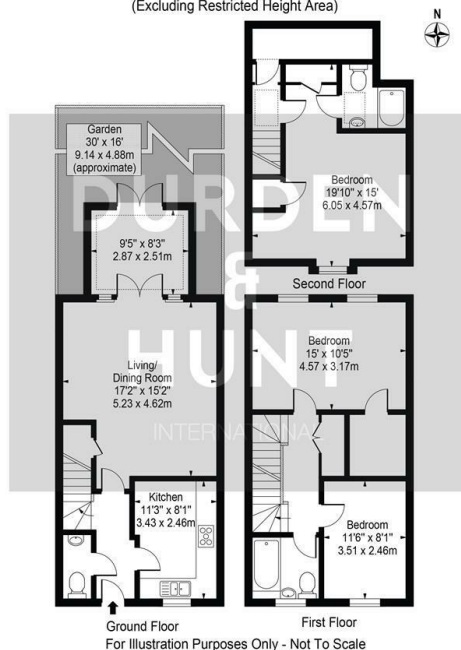
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are

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Randall Drive
 Approx. Total Internal Area 1277 Sq Ft - 118.64 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 1242 Sq Ft - 115.39 Sq M
 (Excluding Restricted Height Area)



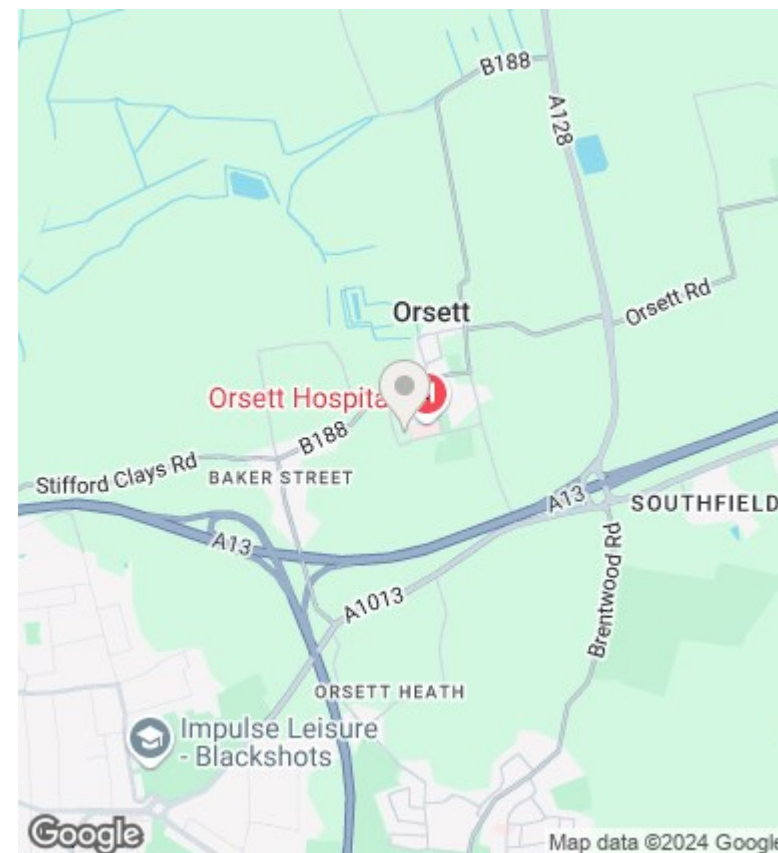
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		