



College Avenue, Grays RM17 5UW

welcome to

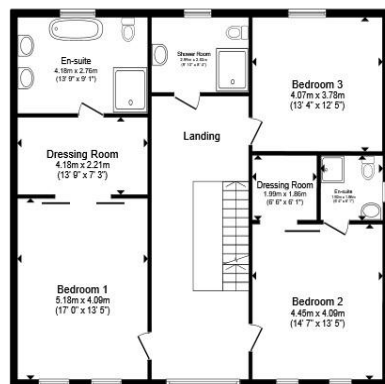
College Avenue, Grays

A TRULY EXCEPTIONAL PROPERTY! Located within one of Grays' most sought after tree lined Avenue's, is this magnificent family home constructed in 2022/2023 to the owners specifications and to the highest of specifications. This stunning property offers substantial accommodation over three levels

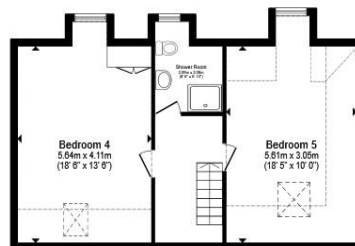




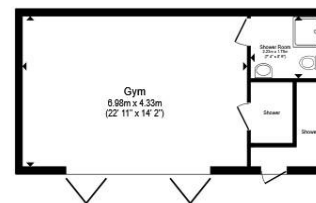
Ground Floor



First Floor



Second Floor



Annexe

Total floor area 318.2 m² (3,425 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



- Entrance Hallway
- Ground Floor Cloakroom/Wc
- Living Room
- Study/Office
- Family Room/Fitted Kitchen
- First Floor Landing
- Bedroom One
- Dressing Room
- En-Suite
- Bedroom Two
- Dressing Room
- En-Suite
- Bedroom Three
- Bathroom.Wc
- Family Bathroom
- Second Floor Landing
- Bedroom Four
- Bedroom Five
- Shower Room/Wc
- Rear Garden
- Outbuilding/Gym
- Front Driveway
- Electronic Gated Entrance

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College Avenue, Grays

- ELECTRONIC GATED ENTRANCE
- FIVE GENEROUS DOUBLE BEDROOMS
- TWO DRESSING ROOMS & EN-SUITES
- TWO FURTHER BATHROOMS/SHOWER ROOMS
- LANDSCAPED GARDEN WITH JACUZZI

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

£1,800,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GRA101318



Property Ref:
GRA101318 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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