



Kempsters
ESTATE AGENTS

424 London Road
Grays RM20 4AD

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Offers in the region of
£215,000

This two bedroomed house is situated within easy reach of Lakeside Shopping Centre and Chafford Hundred rail station. Features include gas central heating, double glazing, lounge, kitchen/diner, approximately 45' garden plus two parking spaces.

- Lounge 11'5 x 10'3
- Kitchen/diner 11'6 x 9'9 plus 7'4 x 4'9
- Ground floor bathroom
- Bedroom one 11'3 x 10'4
- Bedroom two 11'5 x 9'9
- Rear garden approximately 45'
- Two parking spaces at rear



ENTRANCE

Door with opaque double glazed inserts leads to:

ENTRANCE PORCH

Opaque double glazed window to side, smooth plastered ceiling, fitted carpet. Door to:

LOUNGE

11'5 x 10'3 (3.48m x 3.12m)

Double glazed window to front, coved and textured ceiling, feature fireplace with raised hearth and inset coal effect fire, radiator, power points, fitted carpet.

INNER LOBBY

Coved and textured ceiling, access to first floor, fitted carpet.

KITCHEN/DINER

11'6 x 9'9 plus 7'4 x 4'9 (3.51m x 2.97m plus 2.24m x 1.45m)

Double glazed window to rear, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated hob, double oven to remain, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas central heating boiler, radiator, power points, wood flooring to dining area, tiled floor to kitchen area. Archway through to:

SECOND INNER LOBBY

Half opaque double glazed door leads to rear garden, textured ceiling, tiled floor.

GROUND FLOOR BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath and low flush wc, heated towel rail, tiled walls, tiled floor.

SMALL FIRST FLOOR LANDING

Fitted carpet.

BEDROOM ONE

11'3 x 10'4 (3.43m x 3.15m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BEDROOM TWO

11'5 x 9'9 (3.48m x 2.97m)

Double glazed window to rear, coved and smooth plastered ceiling, built-in airing cupboard, radiator, dado rail, power points, fitted carpet.

REAR GARDEN

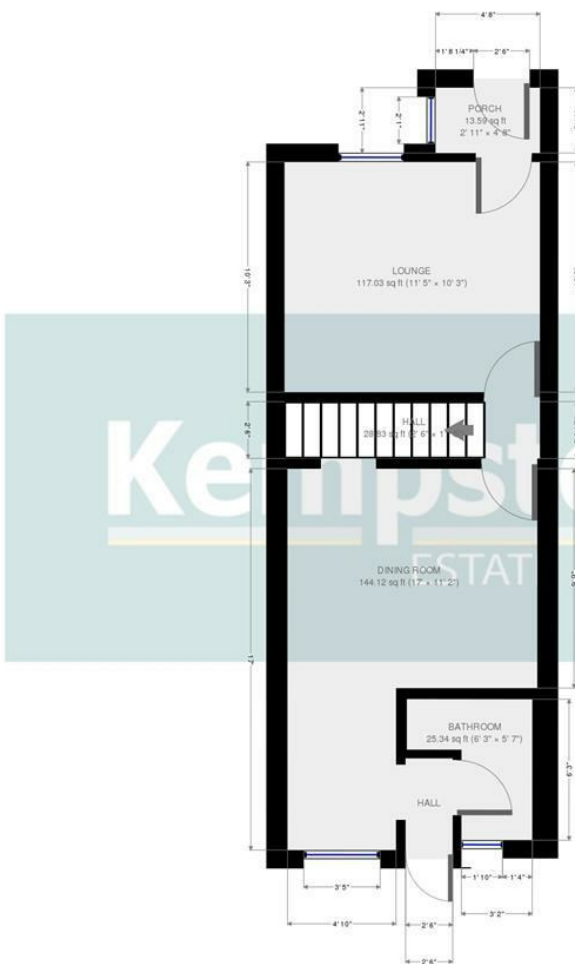
in excess of 45' (in excess of 13.72m)

Concrete patio area, lawn area then further concrete area, outside tap. Rear vehicular access providing off road parking for two vehicles.

FRONT GARDEN

With wall surround.





Kempsters Estate Agents takes no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.



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Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
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B			B		
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	