



Kempsters
ESTATE AGENTS

162 Heathview Road
North Grays RM16 2RX

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Offers in the region of
£319,995

This extended three bedroomed semi detached house is situated in a popular location close to local primary and secondary schools. Features include a large kitchen/diner, lounge, approx 68' rear garden, garage and parking plus no onward chain.

- Lounge 15'10 x 10'8
- Kitchen/diner 16'7 x 14'4<15'8
- Bedroom one 12'4 x 10'8
- Bedroom two 11'4 x 10'7
- Bedroom three 7'1 x 5'8
- Bathroom
- Rear garden approx 68'
- Garage via shared driveway
- Off road parking for two vehicles
- No onward chain



ENTRANCE

Opaque glazed multi paned doors lead to:

ENTRANCE PORCH

Partly tiled walls. Partially opaque glazed door with opaque glazed side windows leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, radiator, two built-in storage cupboards, power points, fitted carpet.

LOUNGE

15'10 x 10'8 (4.83m x 3.25m)

Double glazed bay window to front, coved ceiling, radiator, power points, fitted carpet.

EXTENDED KITCHEN/DINER

16'7 x 14'6<15'8 (5.05m x 4.42m<4.78m)

Opaque double glazed window to side, double glazed window and double glazed French doors with matching side windows lead to rear garden, coved and textured ceiling, base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, space for fridge/freezer, space and plumbing for washing machine, part tiling to three walls, fitted gas fire, radiator, power points, vinyl floor covering to dining area, tiled floor to kitchen area.

FIRST FLOOR LANDING

Opaque double glazed window to side, coved and smooth plastered ceiling, access to loft space, power point, fitted carpet.

BEDROOM ONE

12'4 x 10'8 (3.76m x 3.25m)

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

BEDROOM TWO

11'4 x 10'7 (3.45m x 3.23m)

Double glazed window to rear, coved and smooth plastered ceiling, large fitted airing cupboard housing gas central heating boiler, radiator, power points, fitted carpet.



BEDROOM THREE

7'1 x 5'8 (2.16m x 1.73m)

Double glazed window to front, coved ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, suite comprising corner bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, tiled walls, radiator, vinyl floor covering.

REAR GARDEN

in excess of 68' (in excess of 20.73m)

Immediate patio area, remainder laid to lawn with flower and shrub borders, pergola, timber shed, greenhouse, outside tap.

DETACHED GARAGE

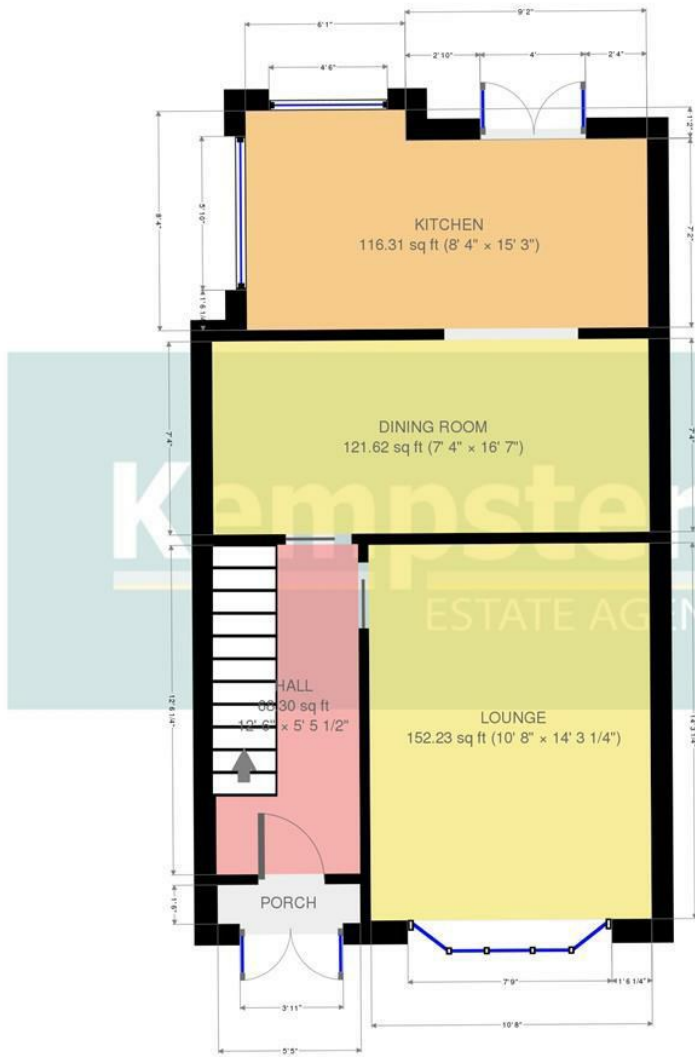
With up and over door, approached via shared driveway.

FRONT GARDEN

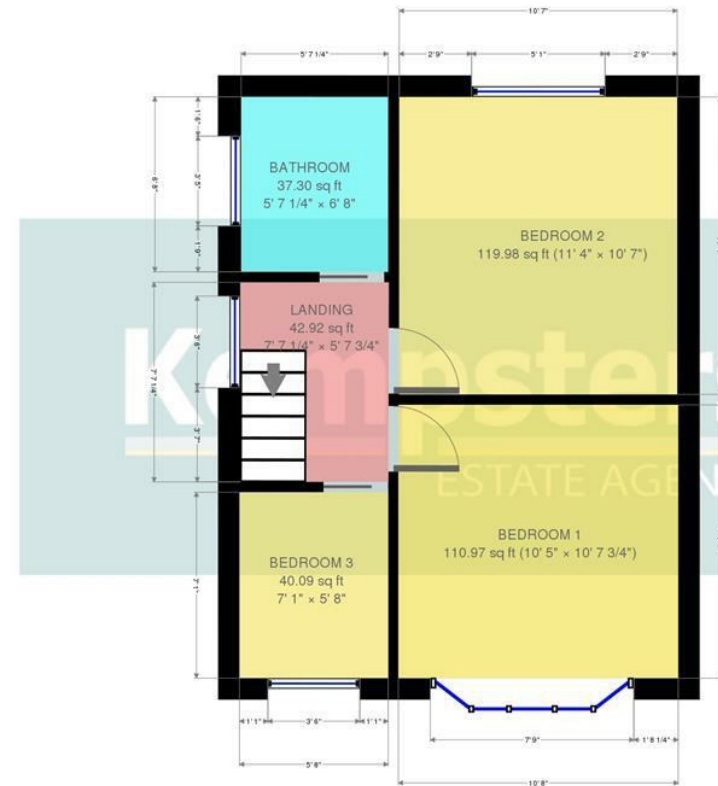
Brick paved providing off road parking for two vehicles.







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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		
Current	Future	Score	Current	Future	Score
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>			<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>		
<small>England & Wales</small>			<small>England & Wales</small>		