



Kempsters
ESTATE AGENTS

12 Cole Avenue
Chadwell St. Mary Grays RM16 4JN

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Offers in excess of
£285,000

This lovely two bedroomed end of terrace house is situated in a quiet cul-de-sac location. The property has been well maintained throughout and features include a nicely fitted kitchen, lounge, conservatory, stylish bathroom, west facing rear garden with large summer house plus carport and ample parking



- Lounge 13'1 x 12'7
- Fitted kitchen 11'7 x 6'3
- Conservatory 9'10 x 9'4
- Bedroom one 12'7 x 9'4
- Bedroom two 12'7>9'3 x 8'10
- Stylish bathroom
- Sunny west facing rear garden approx 45'
- Large summer house
- Carport via own driveway

ENTRANCE

Door with opaque double glazed insert leads to:

ENTRANCE HALL

Textured ceiling, access to first floor, under stairs storage area, radiator, wood flooring.

FITTED KITCHEN

11'7 x 6'3 (3.53m x 1.91m)

Double glazed window to front, textured ceiling, extractor fan, range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, integrated oven, hob, canopy with extractor, microwave and washing machine, space for fridge/freezer, concealed gas central heating boiler, radiator, power points, tiled floor.

LOUNGE

13'1 x 12'7 (3.99m x 3.84m)

Double glazed French doors lead through to conservatory, textured ceiling, built-in under stairs storage cupboard, radiator, power points, wood flooring.

CONSERVATORY

9'10 x 9'4 (3.00m x 2.84m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, power points, laminate floor.

FIRST FLOOR LANDING

Opaque double glazed window to side, textured ceiling, power point, wood flooring.

BEDROOM ONE

12'7 x 9'4 (3.84m x 2.84m)

Double glazed window to rear, textured ceiling, range of fitted wardrobes with mirrored doors, radiator, power points, fitted carpet.



BEDROOM TWO

12'7 max x 8'10 (3.84m max x 2.69m)

Two double glazed windows to front, textured ceiling, access to loft space, built-in airing cupboard, radiator, power points, fitted carpet.

BATHROOM

Textured ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush wc, full tiling to bath area, remainder partly tiled, heated towel rail, fitted storage cupboard, tiled floor.

WEST FACING REAR GARDEN

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

Patio and decorative pebble area, lawn area with raised flower borders, large summer house and shed with power and light.

CARPORT

Approached via independent driveway providing further off road parking.

FRONT GARDEN

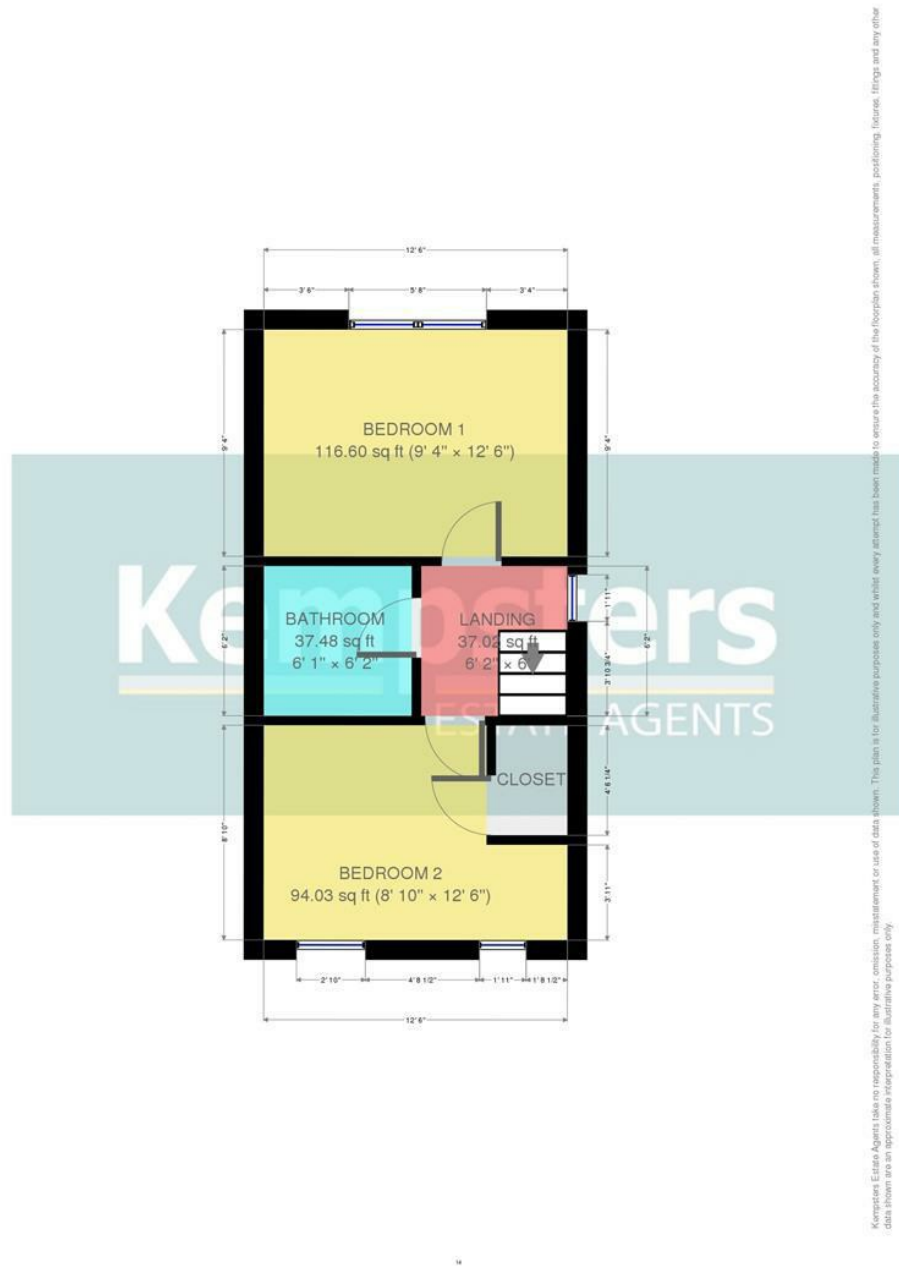
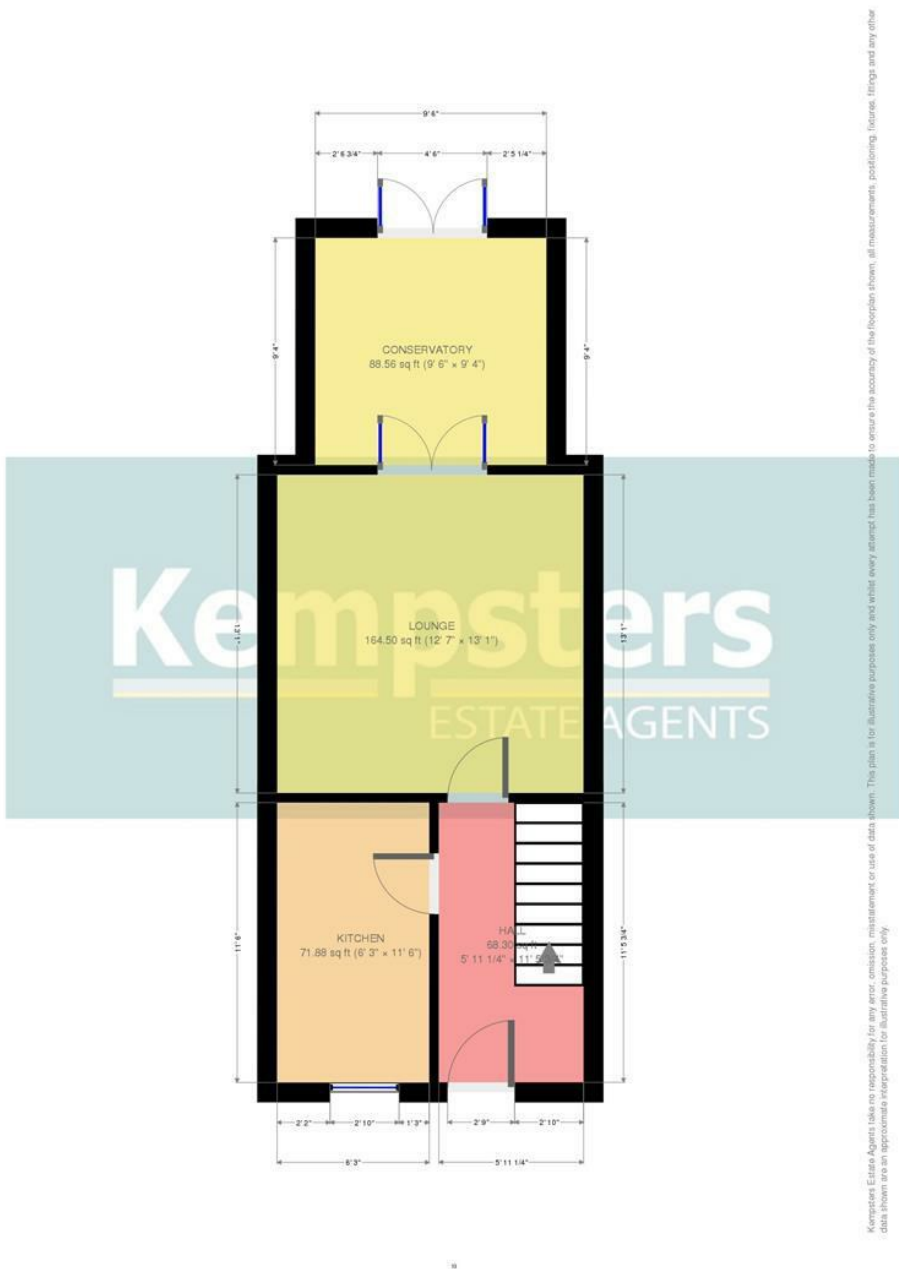
Laid to lawn with flower and shrub border.











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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