



Kempsters
ESTATE AGENTS

15 Bonner Walk
Chafford Hundred Grays RM16 6PW

2 1 1

Offers in the region of
£270,000

This two bedroomed house is situated in a popular cul-de-sac location within easy walking distance of Grays town centre and c2c rail station. Features include gas central heating, double glazing, lounge, kitchen, approx 36' garden plus garage and parking.

- Lounge 14'8 x 12'3
- Kitchen 8'6 x 7'4
- Bedroom one 11'7 x 8'11
- Bedroom two 8'4 x 7'2
- Bathroom
- Rear garden approx 36'
- Garage and parking space



ENTRANCE HALLWAY

Accessed via door with opaque glazed inserts, textured ceiling, built-in storage cupboard, radiator, laminate floor.

KITCHEN

8'6 x 7'4 (2.59m x 2.24m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for large fridge/freezer, space and plumbing for washing machine, concealed gas central heating boiler, partly tiled walls, radiator, power points, vinyl floor covering.

LOUNGE/DINER

14'8 x 12'3 (4.47m x 3.73m)

Double glazed patio doors lead to rear garden, coved and textured ceiling, access to first floor, two radiators, power points, laminate floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

11'7 x 8'11 (3.53m x 2.72m)

Double glazed window to rear, coved and textured ceiling, built-in double wardrobe with mirrors inset into doors, radiator, power points, fitted carpet.

BEDROOM TWO

8'4 x 7'2 (2.54m x 2.18m)

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

BATHROOM

Opaque double glazed window to front, textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, part tiling to three walls, vinyl floor covering.



REAR GARDEN

in excess of 36' (in excess of 10.97m)

Laid to patio with fence surround. Rear access leads to:

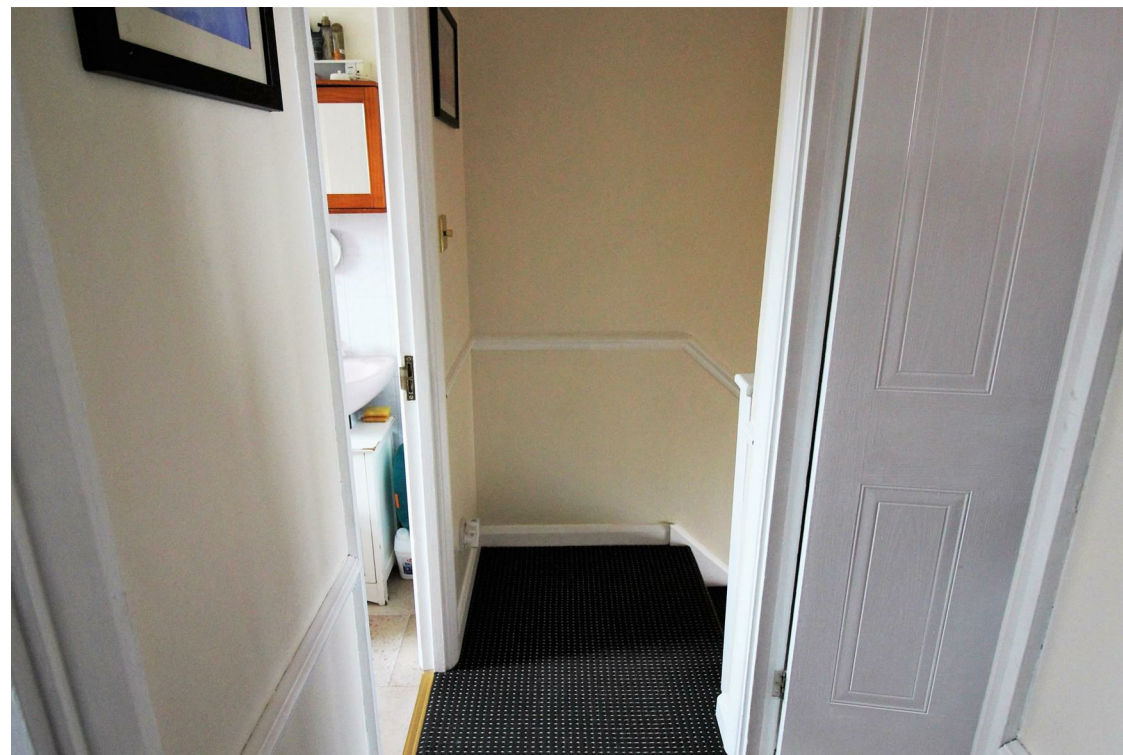
GARAGE

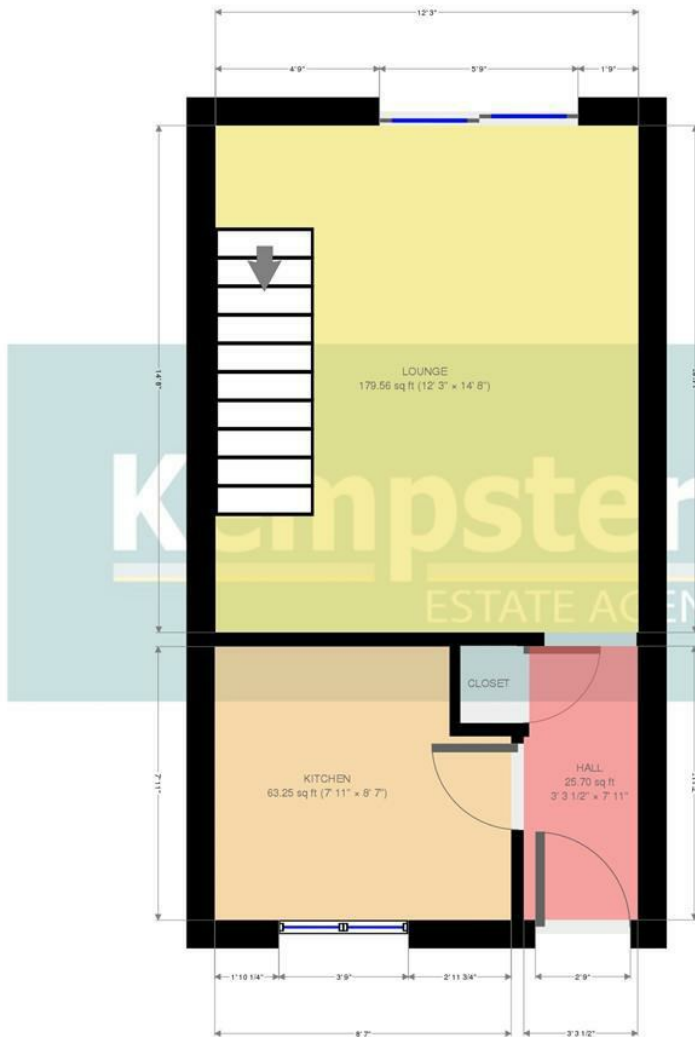
With parking space in front.

FRONT GARDEN

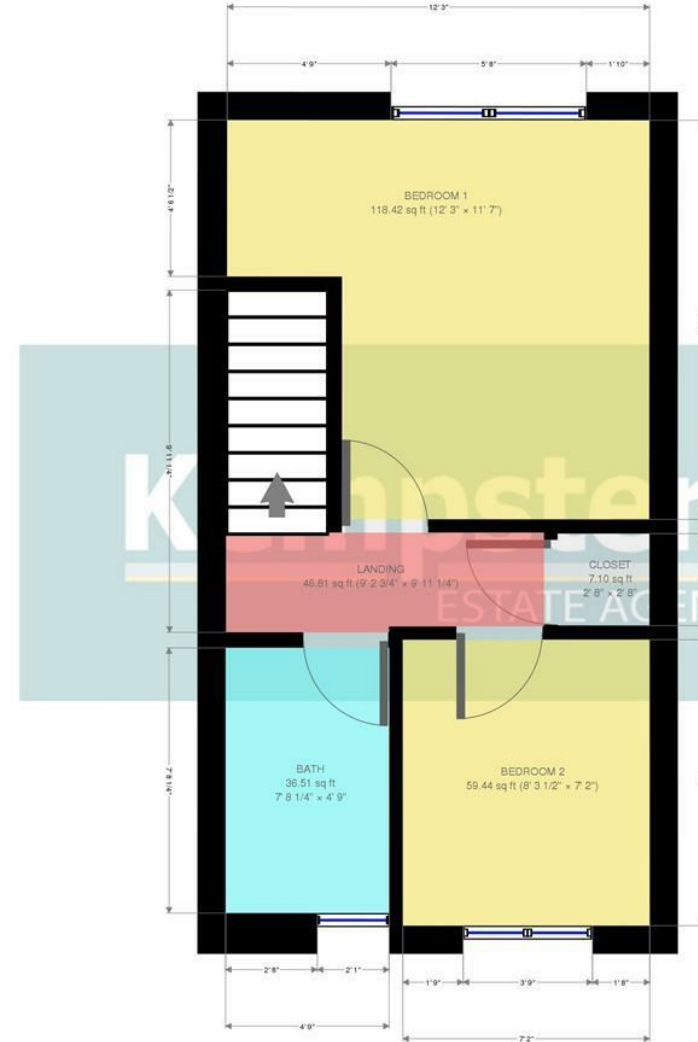
Brick paved.







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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
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
44-54 E			44-54 E		
35-43 F			35-43 F		
21-34 G			21-34 G		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		