



**Kempsters**  
ESTATE AGENTS

6 The Willows  
Little Thurrock Grays RM17 6HP

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Asking price  
**£375,000**



**This spacious four bedroomed semi detached house is situated in a popular and convenient location within walking distance of Grays town centre and is offered with no onward chain. Features include two receptions, fitted kitchen, ground floor wet room, family bathroom, west facing garden approx 90' plus garage and ample parking.**



- Lounge 18'9 x 10'7
- Dining room 15'5 x 10'6
- Fitted kitchen 15'3 x 7'
- Ground floor wet room
- Four bedrooms
- Family bathroom
- West facing rear garden approx 90'
- Garage via own driveway
- Off road parking for several vehicles
- No onward chain



### ENTRANCE HALL

Double glazed window to front, coved and textured ceiling, radiator, power points, tiled floor.

### GROUND FLOOR WET ROOM

Opaque double glazed window to front, smooth plastered ceiling, extractor fan, suite comprising shower, pedestal wash hand basin and low flush wc, tiled walls, heated towel rail, tiled floor.

### INNER HALLWAY

Coved and textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, laminate floor.

### LOUNGE

18'9 x 10'7 (5.72m x 3.23m)

Double glazed window to front, coved and textured ceiling, radiator, power points, laminate floor.

### DINING ROOM

15'5 x 10'6 (4.70m x 3.20m)

Double glazed window to rear, coved and textured ceiling, two radiators, power points, laminate floor.

### KITCHEN

15'3 x 7' (4.65m x 2.13m)

Double glazed window and half double glazed door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer, part tiling to three walls, power points, tiled floor.

### FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, built-in airing cupboard, laminate floor.

### BEDROOM ONE

13' x 10'9 (3.96m x 3.28m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes, radiator, power points, laminate floor.

### BEDROOM TWO

11'11 x 10'9 (3.63m x 3.28m)

Double glazed window to rear, coved and textured ceiling, range of fitted wardrobes, radiator, power points, laminate floor.

### BEDROOM THREE

11'11 x 6'11 (3.63m x 2.11m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.



### BEDROOM FOUR

8'9 x 7' (2.67m x 2.13m)

Double glazed window to front, coved and textured ceiling, radiator, power points, laminate floor.

### BATHROOM

Opaque double glazed window to side, coved and textured ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush wc, tiled walls, radiator, tiled floor.

### SUNNY WEST FACING REAR GARDEN

in excess of 90' (in excess of 27.43m)

Immediate patio area with matching path, further patio area at

rear, lawn area with flower border, large timber shed, outside tap. Door to:

### DETACHED GARAGE

29'5 x 8' (8.97m x 2.44m)

With power and light, approached via long own driveway providing ample off road parking.

### FRONT GARDEN

Brick paved providing further off road parking.

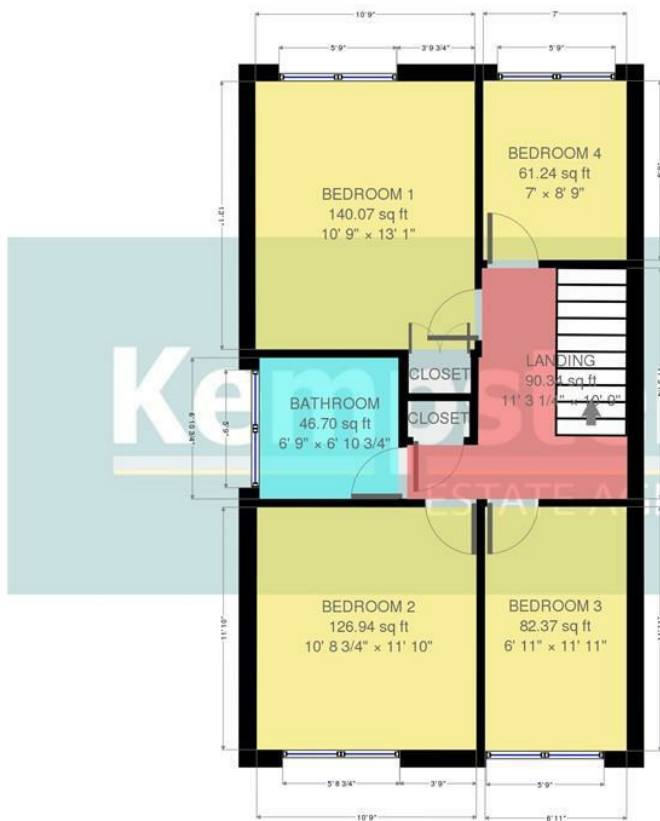




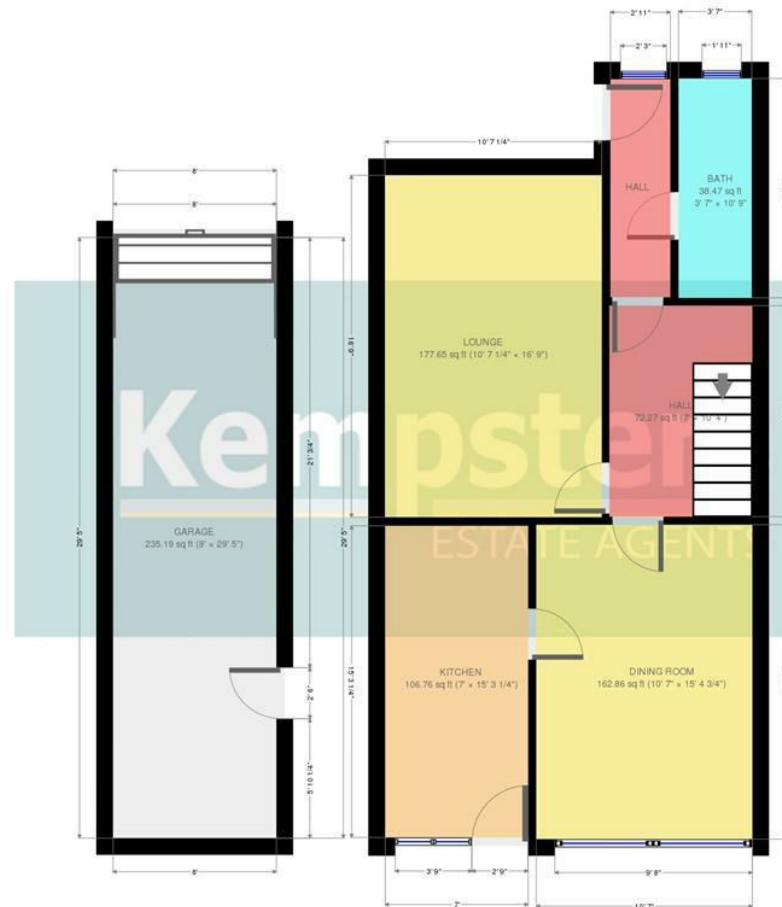








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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| 92-100<br><b>A</b>                          |         | 85        | 92-100<br><b>A</b>  |         | 82        |
| 81-91<br><b>B</b>                           |         |           | 81-91<br><b>B</b>   |         |           |
| 69-80<br><b>C</b>                           | 68      |           | 69-80<br><b>C</b>   | 63      |           |
| 55-68<br><b>D</b>                           |         |           | 55-68<br><b>D</b>   |         |           |
| 49-54<br><b>E</b>                           |         |           | 49-54<br><b>E</b>   |         |           |
| 41-48<br><b>F</b>                           |         |           | 41-48<br><b>F</b>   |         |           |
| 31-40<br><b>G</b>                           |         |           | 31-40<br><b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |