



Kempsters
ESTATE AGENTS

22 Parkside
Woodside Grays RM16 2GF

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Asking price
£435,000

This outstanding three double bedroomed bungalow is situated in a popular location within easy reach of all local amenities. Features include an attractive lounge, fitted kitchen/breakfast room, stylish bathroom, en suite to bedroom one, lovely south facing rear garden plus ample parking.



- Lounge 16'7 x 13'8
- Fitted kitchen/breakfast room 16'2 x 13'7
- Bedroom one 11'9 x 11'3 with en suite
- Bedroom two 12'3 x 11'4
- Bedroom three 10'10 x 9'2
- Stylish bathroom
- Sunny south facing rear garden approx 47' x 38'
- Ample off road parking

ENTRANCE

Door with opaque double glazed insert leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, built-in airing cupboard with radiator, power points, radiator, laminate floor.

BEDROOM ONE

11'9 x 11'3 (3.58m x 3.43m)

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

EN SUITE

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, full tiling to shower cubicle, remainder partly tiled, heated towel rail, tiled floor.

BEDROOM TWO

12'3 x 11'4 (3.73m x 3.45m)

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

BEDROOM THREE

10'10 x 9'2 (3.30m x 2.79m)

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

BATHROOM

8'8 x 6'6 (2.64m x 1.98m)

Opaque double glazed window side, coved and smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, vanity unit with wash hand basin and low flush wc, partly tiled walls, heated towel rail, tiled floor.

LOUNGE

16'2 x 13'8 (4.93m x 4.17m)

Double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, radiator, power points, fitted carpet.



FITTED KITCHEN/BREAKFAST ROOM

16'2 x 13'7 (4.93m x 4.14m)

Double glazed windows and partly double glazed door lead to rear garden, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, concealed extractor and washing machine, space for fridge/freezer, concealed gas central heating boiler, part tiling to three walls, radiator, power points, laminate floor.

SUNNY SOUTH FACING REAR GARDEN

in excess of 47' x in excess of 38' (in excess of 14.33m x in excess of 11.58m)

Immediate patio area, neatly laid lawn area with mature shrub, conifer and tree borders, brick built shed with power and light, outside tap, outside lighting, side pedestrian access leads to:

FRONT GARDEN

Brick paved providing off road parking for several vehicles.











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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (85 plus) A (81-84) B (69-80) C (55-68) D (39-54) E (27-38) F (1-26) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (40-60) C (20-40) D (10-20) E (1-10) F (0-10) G Not environmentally friendly - higher CO ₂ emissions	
	62 64	58 59	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	