



Kempsters
ESTATE AGENTS

32 Mill Lane
Grays RM20 4YE

2 1 2

Asking price
£245,000

This two bedroomed house is situated conveniently within walking distance of Chafford Hundred rail station and Lakeside Shopping Centre. Features include separate lounge & dining rooms, fitted kitchen, rear garden and garage.



- Dining Room 12'2 x 11'3
- Lounge 12'2 x 10'1
- Fitted Kitchen 9' x 7'4
- Bedroom One 12'2 x 9'11
- Bedroom Two 12'2 x 10'2
- Bathroom 7'2 x 5'8
- West Facing Rear Garden
- Double Glazed & Central Heating
- Loft Dressing Room from Bedroom 1
- Garage

ENTRANCE

Door with opaque double glazed insert leads to:

DINING ROOM

12'2 x 11'3 (3.71m x 3.43m)

Double glazed bay window to front, smooth plastered ceiling, fitted meter cupboards, radiator, power points, laminate floor.

INNER LOBBY

Smooth plastered ceiling, access to first floor, power points, laminate floor.

LOUNGE

12'2 x 10'1 (3.71m x 3.07m)

Double glazed door leads to rear garden, coved and smooth plastered ceiling, built-in under stairs storage cupboard, radiator, power points, laminate floor.

KITCHEN

9' x 7'4 (2.74m x 2.24m)

Double glazed window to side, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting wood work surfaces, inset butler sink, integrated oven, hob and canopy with extractor, space for fridge/freezer, space for washing machine, radiator, power points, laminate floor.

BATHROOM

7'2 x 5'8 (2.18m x 1.73m)

Opaque double glazed windows to rear and side, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower above, shower screen, pedestal wash hand basin and low flush wc, tiling to two walls, heated towel rail, tiled floor.

SMALL FIRST FLOOR LANDING

Smooth plastered ceiling, fitted carpet.

BEDROOM ONE

12'2 x 9'11 (3.71m x 3.02m)

Double glazed window to front, coved and smooth plastered ceiling, Victorian cast iron fireplace, radiator, power points, fitted carpet. Door through to carpeted stairs leading to:



LOFT DRESSING ROOM

Smooth plastered ceiling with inset spotlights, wall mounted gas central heating boiler, ample hanging and shelving space.

BEDROOM TWO

12'2 x 10'2 (3.71m x 3.10m)

Double glazed window to rear, coved and smooth plastered ceiling, Victorian cast iron fireplace, radiator, power points, fitted carpet.

FRONT GARDEN

Laid to patio with decorative stone border, dwarf wall surround.

WEST FACING REAR GARDEN

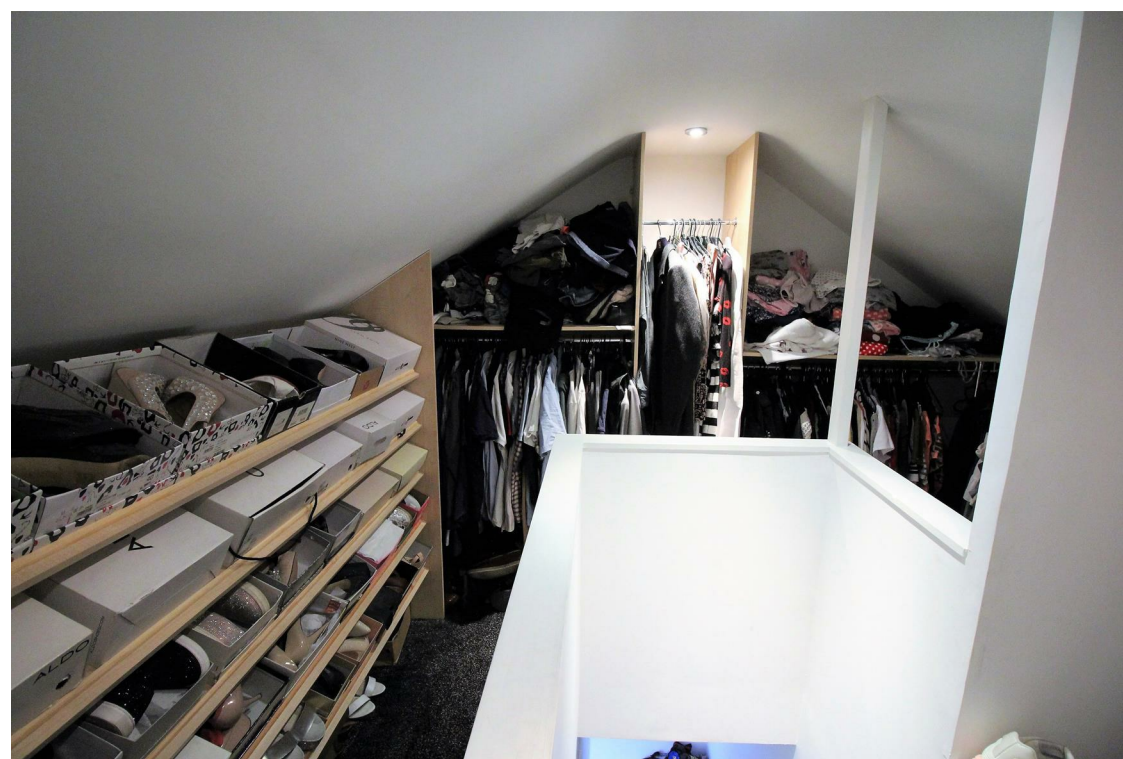
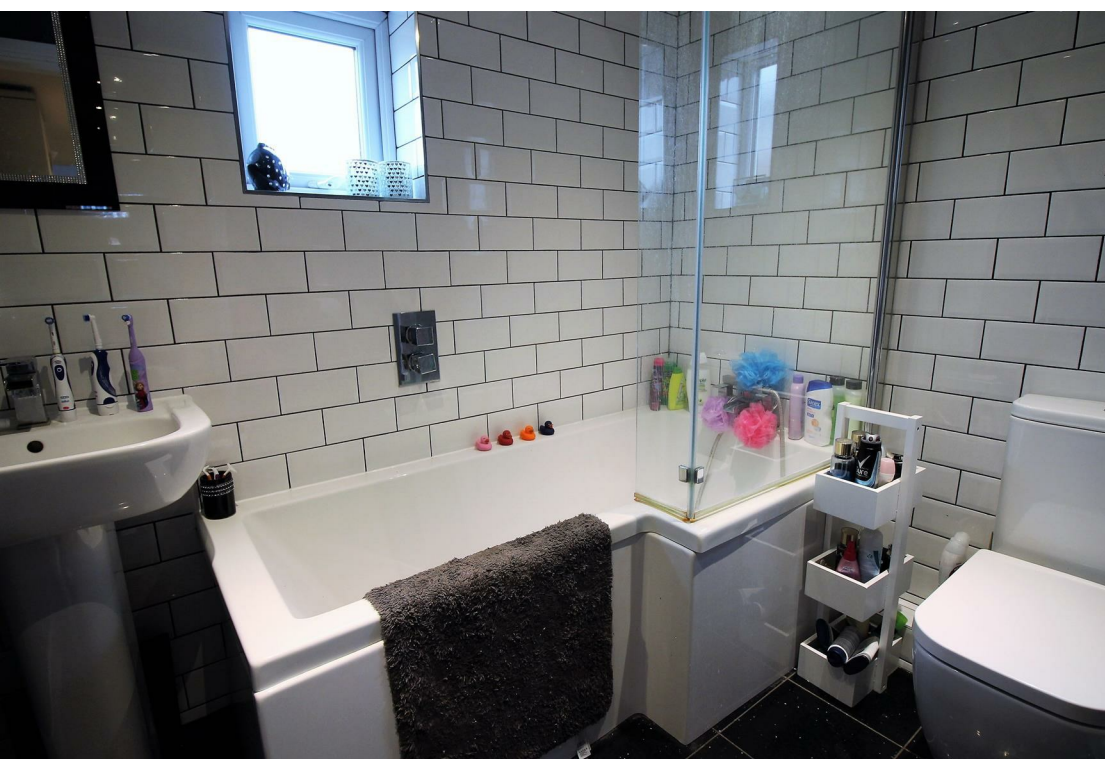
approx 20' (approx 6.10m)

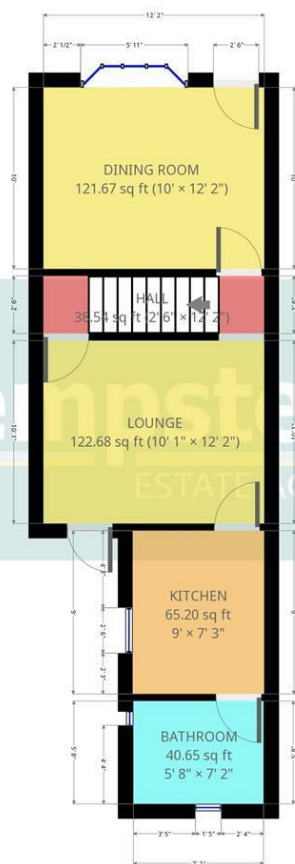
Brick paved pathway, lawn area, patio area at rear, outside tap, outside light. There is a green area at the rear of the property which could be used for off road parking.

GARAGE

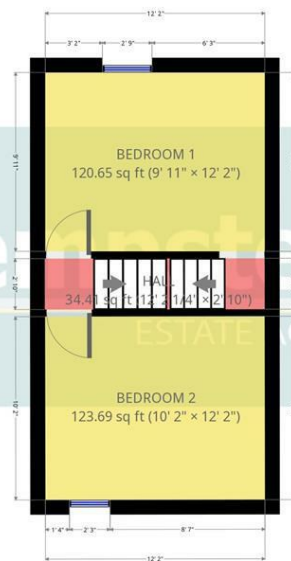
In nearby block.







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation.



Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation.



Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation.

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.

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

