



Kempsters
ESTATE AGENTS

46 Wood View
Woodside Grays RM17 5TF

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Offers in the region
£600,000

This outstanding four bedroomed detached house is situated in a popular location within easy reach of local shops and schools. The property has been maintained to a high standard and offers spacious and well planned accommodation throughout.



- Lounge 22'11 x 20'15'3
- Sitting room 16'3 x 10'9
- Fitted kitchen 15'1 x 9'8
- Breakfast room 10'6 x 8'8
- Utility room
- Bedroom one 12'3 x 11'2
- En suite bathroom and walk-in wardrobe
- Stylish shower room
- South facing rear garden approx 80'
- Off road parking for several vehicles

ENTRANCE PORCH

Double glazed windows to front and side. Partially opaque glazed door leads to:

ENTRANCE HALL

Double glazed window to side, coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, tiled floor.

SITTING ROOM

16'3 x 10'9 (4.95m x 3.28m)

Double glazed bay window to front, smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

LOUNGE

22'11 x 20' reducing to 15'3 (6.99m x 6.10m reducing to 4.65m)

Double glazed bi-fold doors lead to rear garden, smooth plastered ceiling, three radiators, power points, laminate floor.

STUDY

13'8 x 7'6 reducing to 6'7 (4.17m x 2.29m reducing to 2.01m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.

BREAKFAST ROOM

10'6 x 8'8 (3.20m x 2.64m)

Double glazed window to side, smooth plastered ceiling, radiator, power points, tiled floor. Open plan to:

KITCHEN

15'1 x 9'8 (4.60m x 2.95m)

Double glazed window and double glazed French doors lead to rear garden, smooth plastered ceiling with inset spotlights, extensive range of fitted units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, microwave/combi oven, hob, extractor, two fridges, two freezers and dishwasher, concealed gas central heating boiler, partly tiled walls, power points, tiled floor.



UTILITY ROOM

6'5 x 3'6 (1.96m x 1.07m)

Half opaque double glazed door to side, coved and smooth plastered ceiling, range of fitted units incorporating space for washing machine and tumble dryer, part tiling to three walls, power points, tiled floor.

FIRST FLOOR LANDING

Double glazed window to front, coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM ONE

13'2 x 11'6 (4.01m x 3.51m)

Double glazed window to rear, coved and smooth plastered ceiling, large walk-in wardrobe, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor.



BEDROOM TWO

13'2 x 11'6 (4.01m x 3.51m)

Double glazed bay window to front, smooth plastered ceiling, range of fitted wardrobes, radiator, power points, laminate floor.

BEDROOM THREE

12'3 x 9'10 (3.73m x 3.00m)

Double glazed window to rear, coved and smooth plastered ceiling, fitted desk/dressing unit, radiator, power points, laminate floor.

BEDROOM FOUR

7'8 x 6'11 (2.34m x 2.11m)

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

SHOWER ROOM

Opaque double glazed window to side, smooth plastered ceiling, suite comprising large walk-in shower cubicle and vanity unit with inset wash hand basin, partly tiled walls, heated towel rail, tiled floor.

SEPARATE WC

Opaque double glazed window to side, low flush wc, part tiling to three walls, tiled floor.

SOUTH FACING REAR GARDEN

in excess of 80' (in excess of 24.38m)

Large patio area, step down to lawn area with shrub and conifer borders, several mature trees, timber shed, greenhouse, brick built barbecue, outside tap. Side access leads to:

FRONT GARDEN

Brick paved pathway and parking space, raised lawn, shrub, conifer and mature tree beds. Driveway providing off road parking for several vehicles.













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