



Kempsters
ESTATE AGENTS

135 Heathview Road
North Grays RM16 2RU

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Offers in the region of
£320,000

This three bedroomed semi detached house is situated in a popular location within easy walking distance of local shops and schools. The property requires some modernisation and is offered with no onward chain.



- Lounge/diner 24'2 x 10'6
- Kitchen 11'1 x 5'4
- Bedroom one 12'1 x 10'5
- Bedroom two 11'3 x 10'7
- Bedroom three 7'2 x 5'8
- Bathroom
- West facing rear garden approx 75'
- Off road parking
- No onward chain

ENTRANCE PORCH

Opaque glazed window to front, coved and textured ceiling, carpet. Opaque glazed multi panel door to:

ENTRANCE HALL

Coved and textured ceiling, access to first floor, built-in under stairs storage area, radiator, power points, vinyl floor covering.

LOUNGE/DINER

24'2 x 10'6 (7.37m x 3.20m)

Double glazed bay window to front, French doors with matching side windows lead to rear garden, coved and textured ceiling, feature fireplace, two radiators, power points, carpet.

KITCHEN

11'1 x 5'4 (3.38m x 1.63m)

Window to rear, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven and hob, space for washing machine, space for fridge, part tiling to two walls, power points, vinyl floor tiles.

FIRST FLOOR LANDING

Opaque double glazed window to side, coved and textured ceiling, access to loft space, carpet.

BEDROOM ONE

12'1 x 10'5 (3.68m x 3.18m)

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

BEDROOM TWO

11'3 x 10'7 (3.43m x 3.23m)

Double glazed window to rear, coved and smooth plastered ceiling, wall mounted gas central heating boiler, radiator, power points, laminate floor.

BEDROOM THREE

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

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



BATHROOM

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

WEST FACING REAR GARDEN

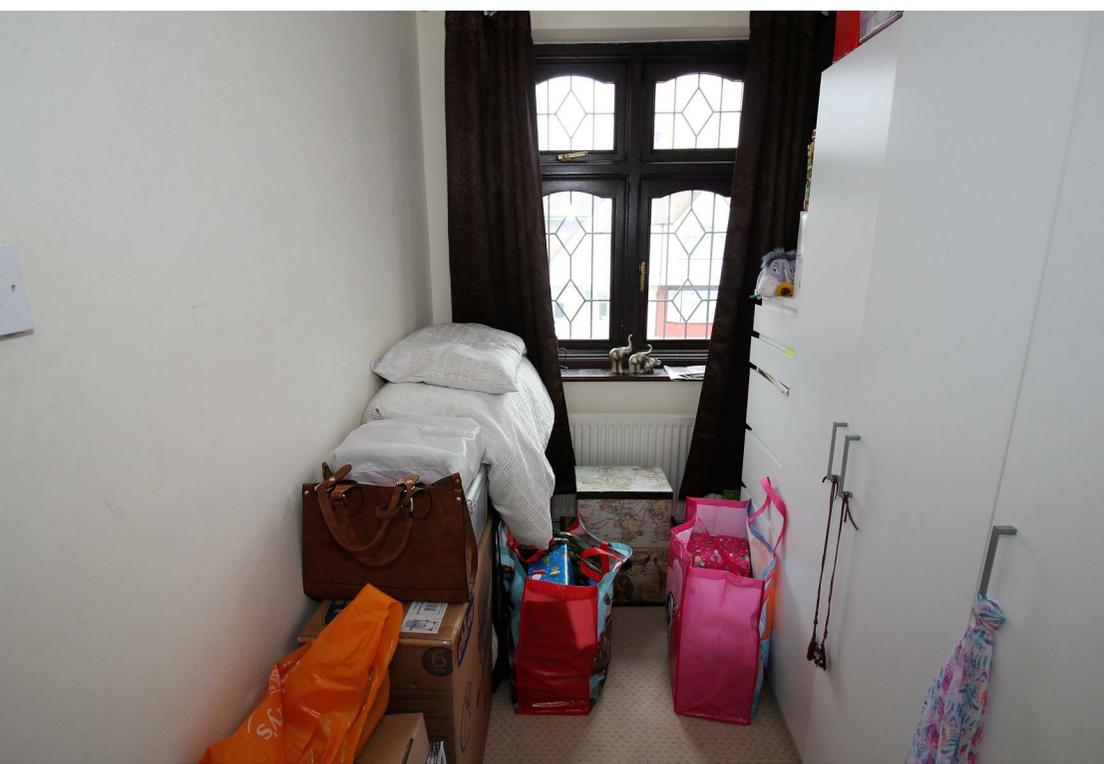
in excess of 75' (in excess of 22.86m)

Immediate patio area, remainder laid to lawn with shrub, conifer and tree borders, large shed/workshop (in need of some attention), outside tap, side access leads to:

FRONT GARDEN

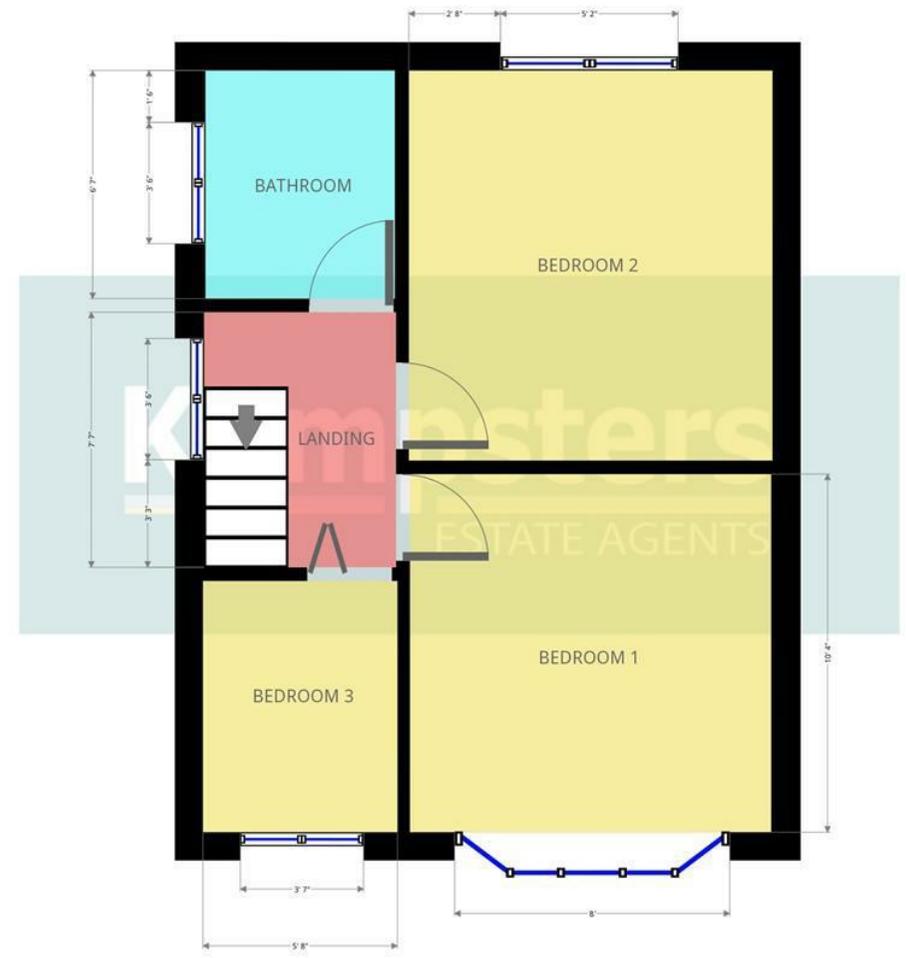
With space for off road parking.







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...



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 (A)		92-100 (A)	
81-91 (B)		81-91 (B)	
69-80 (C)	59	69-80 (C)	59
55-68 (D)		55-68 (D)	
39-54 (E)		39-54 (E)	
21-38 (F)		21-38 (F)	
1-20 (G)		1-20 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC