



Kempsters
ESTATE AGENTS

85 Bradleigh Avenue
Grays RM17 5RH

3

1

2

Offers in the region
£390,000

This lovely three bedroomed semi detached house is situated in one of the most popular tree lined avenues in Grays. The property offers tremendous scope for extension and features include two reception rooms, fitted kitchen, stylish four piece bathroom, approx 90' sunny west facing rear garden plus off road parking and no onward chain.



- Scope for extension
- No onward chain
- Lounge 12' (into bay) x 11'9
- Dining room 12'10 x 11'11
- Extended fitted kitchen 15' x 7'
- Bedroom one 12' x 11'10 (into bay)
- Bedroom two 12'4 x 11'
- Bedroom three 8'4 x 6'10
- Stylish four piece bathroom
- Approx 90' west facing garden plus off road parking



ENTRANCE HALL

Coved ceiling, access to first floor, radiator, built-in under stairs storage cupboard, power point, tiled floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, suite comprising wash hand basin and low flush wc, tiled floor.

LOUNGE

12' (into bay) x 11'9 (3.66m (into bay) x 3.58m)

Double glazed bay window to front, coved ceiling, feature fireplace with open fire, radiator, power points, laminate floor.

DINING ROOM

12'10 x 11'11 (3.91m x 3.63m)

Double glazed French doors with matching side windows lead to rear garden, coved ceiling, radiator, power points, laminate floor.

FITTED KITCHEN

15' x 7' (4.57m x 2.13m)

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

FIRST FLOOR LANDING

Opaque double glazed window to side, coved ceiling, access to loft space which is partly boarded with light and ladder, laminate floor.

BEDROOM ONE

12' x 11'10 (into bay) (3.66m x 3.61m (into bay))

Double glazed bay window to front, smooth plastered ceiling, cast iron fireplace, radiator, power points, laminate floor.

BEDROOM TWO

12'4 x 11' (3.76m x 3.35m)

Double glazed window to rear, smooth plastered ceiling, cast iron fireplace, radiator, power points, laminate floor.



BEDROOM THREE

8'4 x 6'10 (2.54m x 2.08m)

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

BATHROOM

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

WEST FACING REAR GARDEN

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

Large patio area, two circular lawn areas with flower and shrub borders, further lawn area at the bottom of the garden, two sheds, outside tap, outside light. Side access leads to:

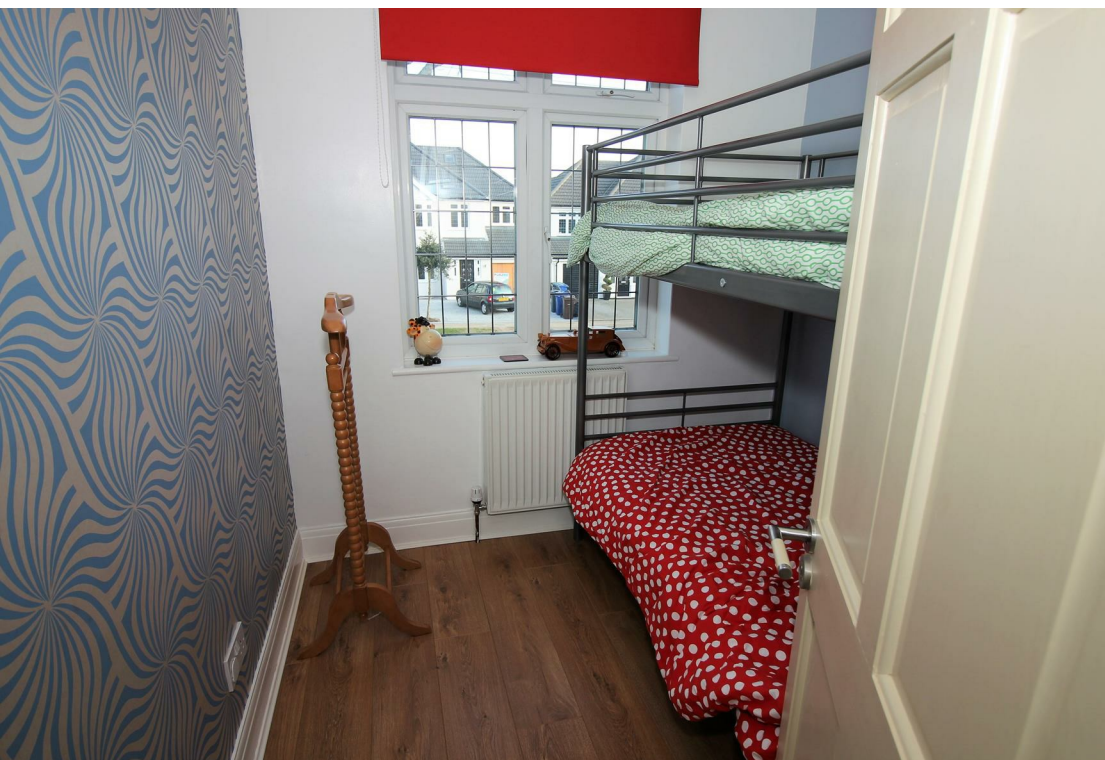
FRONT GARDEN

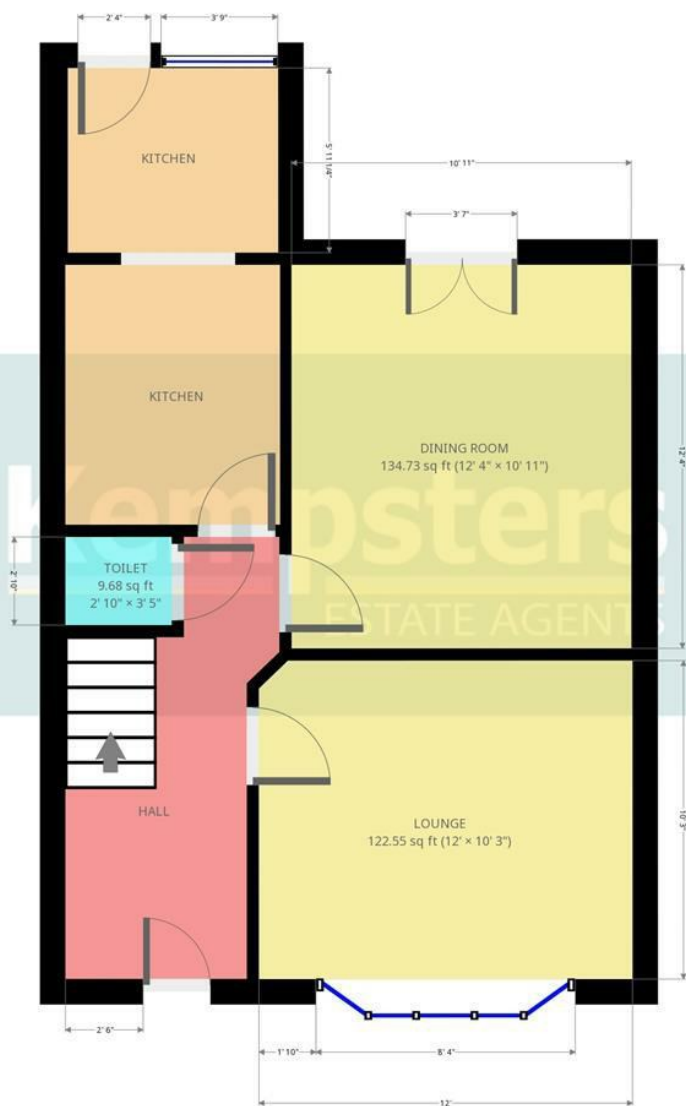
Brick paved providing off road parking, flower borders.



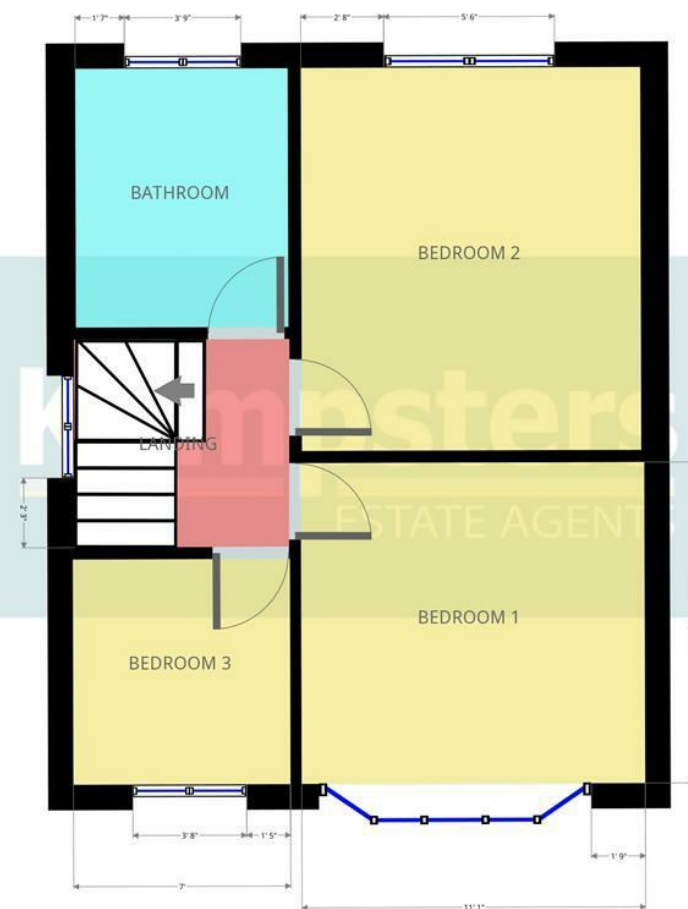








Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other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

