



**Kempsters**  
ESTATE AGENTS

20 Premier Avenue  
North Grays RM16 2SD

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Offers in the region  
**£390,000**



This lovely three bedroomed semi detached house is situated in a popular location close to local shops and schools. Features include a large fitted kitchen/diner, attractive lounge, stylish four piece bathroom, approx 145' rear garden plus off road parking for two vehicles. Plans have also been passed for an additional rear extension and for a loft conversion to provide another two bedrooms and an extra bathroom.



- Lounge 17'3 (into cupboards) x 12'2
- Fitted kitchen/diner 18'6 x 16'8
- Bedroom one 13'6 x 10'7 (into wardrobes)
- Bedroom two 12'4 x 10'7 (into wardrobes)
- Bedroom three 7'4 x 7'2
- Stylish bathroom 9'1 x 7'5
- Rear garden approx 145'
- Off road parking for two vehicles
- Plans passed for rear and loft extensions





### ENTRANCE HALL

Coved and textured ceiling, access to first floor, two built-in under stairs storage cupboards, further built-in storage cupboard, radiator, stained floorboards.

### LOUNGE

17'3 (into cupboards) x 12'2 (5.26m (into cupboards) x 3.71m)

Double glazed bay window to front, coved and smooth plastered ceiling, feature fireplace, full height range of fitted storage cupboards to one wall, radiator, power points, stained floorboards.

### FITTED KITCHEN/DINER

18'6 x 16'8 (5.64m x 5.08m)

Double glazed window and double glazed French doors lead to rear garden, coved and smooth plastered ceiling, extensive range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, microwave, hob, washing machine and dishwasher, space for large fridge and freezer, part tiling to kitchen area, radiator, power points, tiled floor to kitchen area, stained floorboards to dining area.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

13'6 x 10'7 (into wardrobes) (4.11m x 3.23m (into wardrobes))

Double glazed window to rear, coved and smooth plastered ceiling, range of fitted wardrobes to one wall, radiator, power points, laminate floor.

### BEDROOM TWO

12'4 x 10'7 (into wardrobes) (3.76m x 3.23m (into wardrobes))

Double glazed bay window to front, coved and smooth plastered ceiling, two fitted wardrobes with matching dressing unit and display shelving, radiator, power points, laminate floor.



### BEDROOM THREE

7'4 x 7'2 (2.24m x 2.18m)

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

### BATHROOM

9'1 x 7'5 (2.77m x 2.26m)

Opaque double glazed windows to rear and side, smooth plastered ceiling, suite comprising bath, pedestal wash hand basin, low flush wc and shower cubicle, heated towel rail, vinyl floor covering.

### REAR GARDEN

in excess of 145' (in excess of 44.20m)

Crazy paved patio, remainder laid to lawn with mature shrub and tree borders. Further patio area at the bottom of the garden, large summer house. Side access leads to:

### FRONT GARDEN

Brick paved providing off road parking for two vehicles, shrub border.





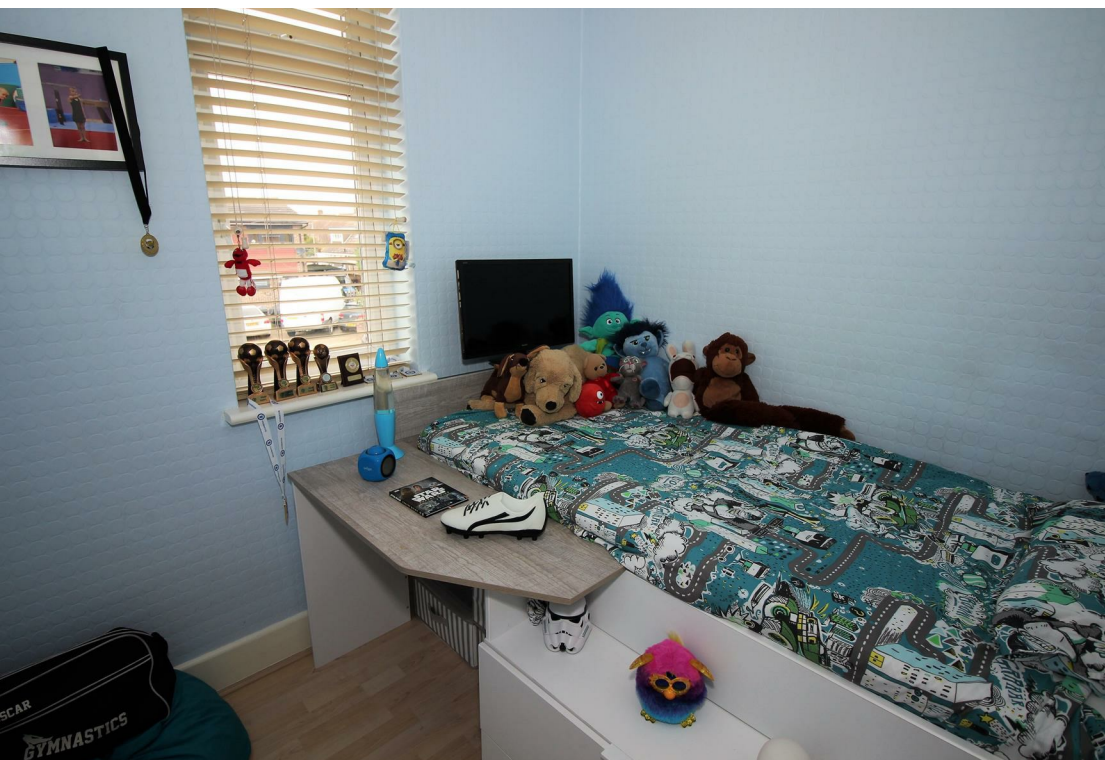




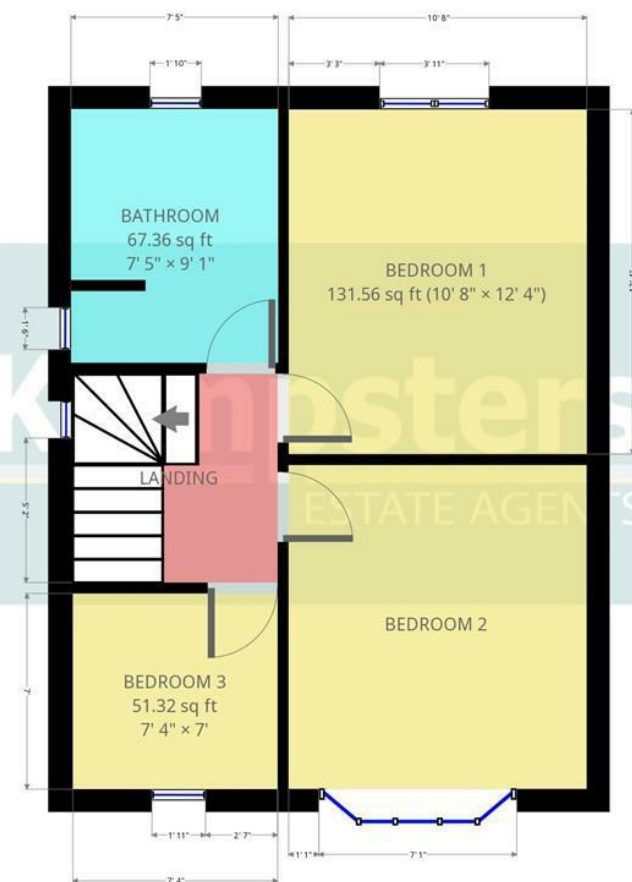
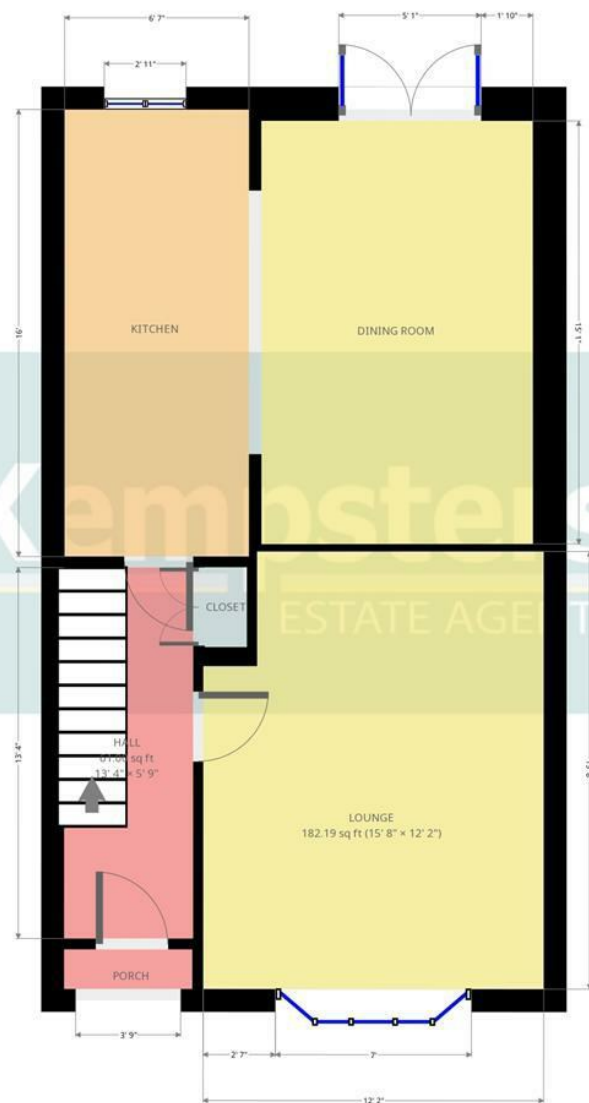












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