



**Kempsters**  
ESTATE AGENTS

41 Fleethall Grove  
Stifford Clays Grays RM16 2DY

 3  1  2

Guide price  
**£310,000**

**This lovely three bedroomed house is situated in a great location close to local shops and schools. Improvements include the addition of a conservatory and ground floor cloakroom. Further features include a spacious lounge/diner, fitted kitchen, stylish bathroom, south facing rear garden plus ample parking.**



- Lounge/diner 24'11 x 10'4<12'8
- Fitted kitchen 12'10 x 7'9
- Conservatory 9'6 x 8'4
- Ground floor cloakroom
- Bedroom one 12'1 x 11'
- Bedroom two 12'6 x 8'8
- Bedroom three 9'7 x 7'2
- Stylish bathroom
- South facing rear garden approx 40'
- Off road parking for two/three vehicles

### ENTRANCE HALL

Smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, laminate floor.

### GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, suite comprising vanity unit with inset wash hand basin and low flush wc, radiator, vinyl floor covering.

### KITCHEN

12'10 x 7'9 (3.66m'3.05m x 2.13m'2.74m)

Two double glazed windows to front, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, fridge, freezer, washing machine and dishwasher, built-in larder cupboard, partly tiled walls, power points, laminate floor.

### LOUNGE/DINER

24'11 x 10'4<12'10 (7.32m'3.35m x 3.05m'1.22m<3.66m'3.05m)

Double glazed window and half double glazed door lead to rear garden, double glazed French doors lead to conservatory, coved and smooth plastered ceiling, feature fireplace with inset fire, radiator, power points, fitted carpet.

### CONSERVATORY

9'6 x 8'4 (2.74m'1.83m x 2.44m'1.22m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, vinyl floor covering.

### FIRST FLOOR LANDING

Double glazed window to front, textured ceiling, access to loft space, built-in airing cupboard, further built-in storage cupboard, power points, fitted carpet.

### BEDROOM ONE

12'1 x 11' (3.66m'0.30m x 3.35m')

Double glazed window to rear, radiator, power points, fitted carpet.



### BEDROOM TWO

12'6 x 8'8 (3.66m'1.83m x 2.44m'2.44m)

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

### BEDROOM THREE

9'7 x 7'2 (2.74m'2.13m x 2.13m'0.61m)

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

### BATHROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, suite comprising

bath with independent shower unit above, pedestal wash hand basin and low flush wc, tiling to bath area, further wall partly tiled, heated towel rail, shaver point, vinyl floor covering.

### SOUTH FACING REAR GARDEN

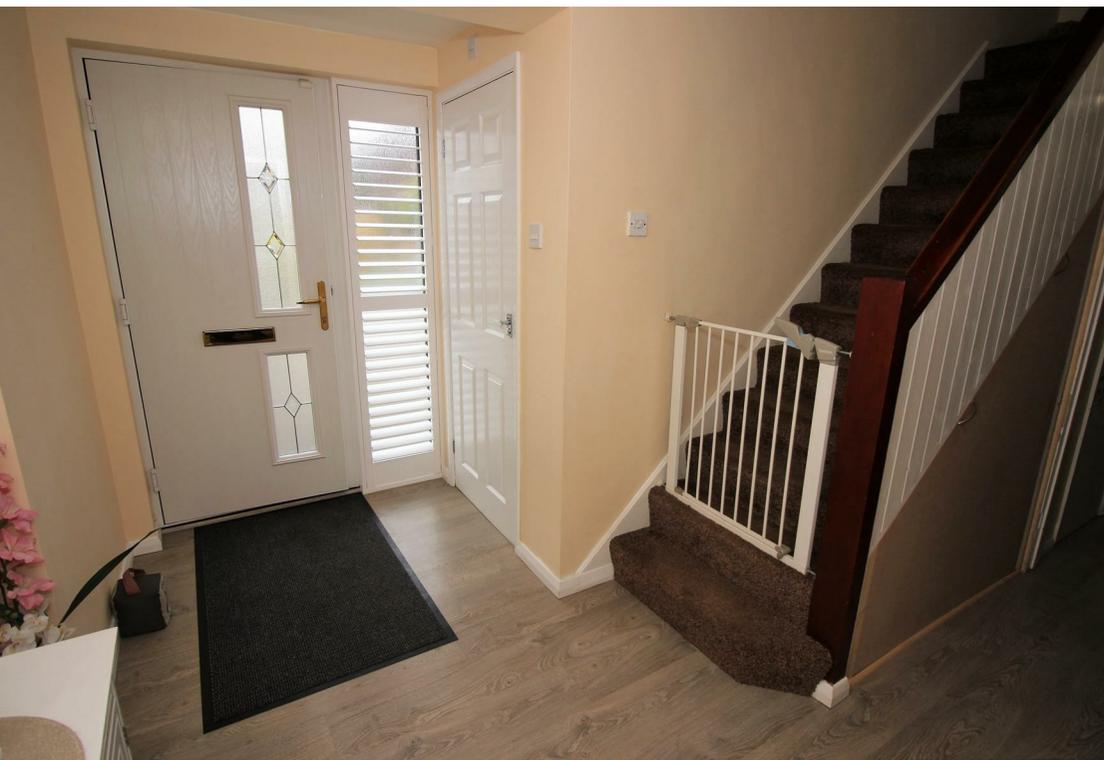
in excess of 40' (in excess of 12.19m')

Large patio area, remainder laid to lawn with fence surround.

### FRONT GARDEN

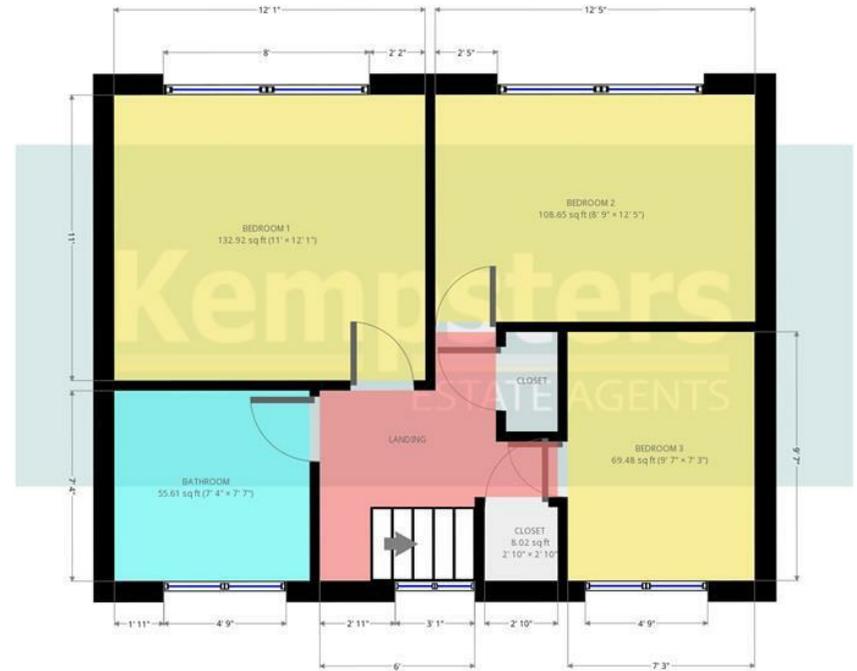
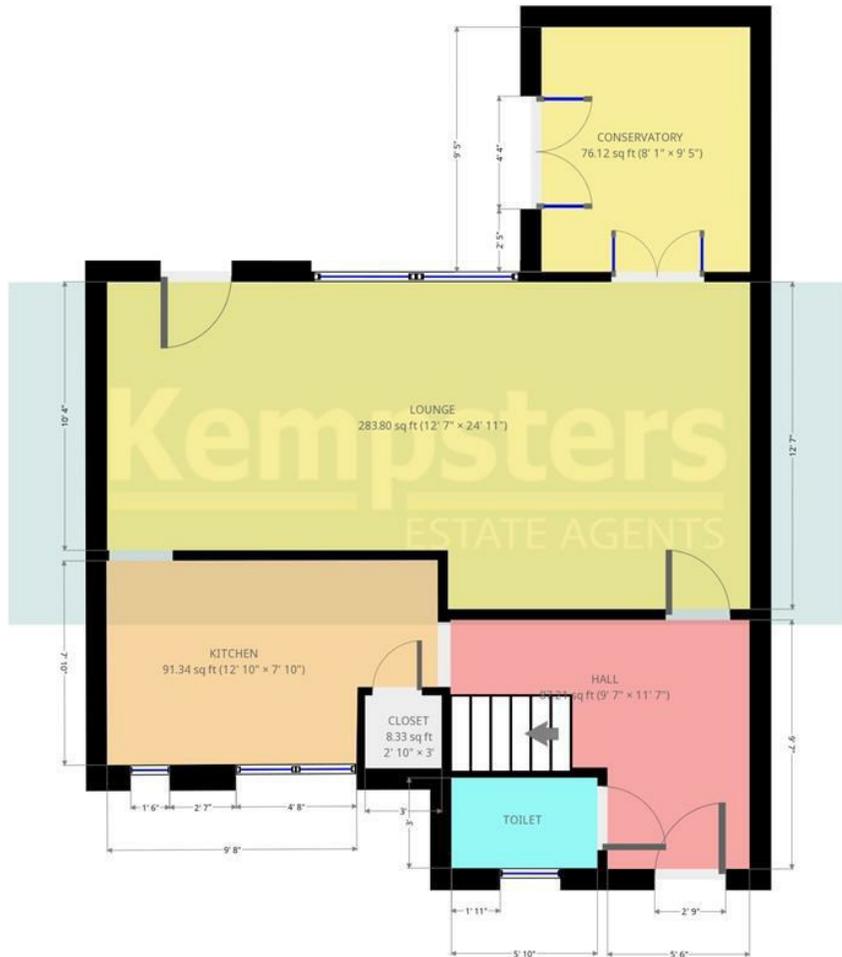
Brick paved providing off road parking for two/three vehicles.











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