



Kempsters
ESTATE AGENTS

22 Buxton Road
Woodside Grays RM16 2WU

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Asking price
£450,000

This spacious four double bedroomed semi detached house is situated in a popular location and offers well planned accommodation throughout. Features include a spacious lounge, sitting/dining room, kitchen, ground floor cloakroom, en suite to bedroom one, south facing rear garden approx 80' plus garage and further secure off road parking for two vehicles.



- Lounge 25'2 x 11'2
- Sitting/dining room 14'4 x 11'
- Kitchen 14'9 x 9'
- Ground floor cloakroom
- Bedroom one 15'10 x 10'11 > 8' with en suite
- Three further double bedrooms
- Family bathroom
- South facing rear garden approx 80'
- Garage and secure off road parking for two vehicles



ENTRANCE PORCH

Vinyl floor covering. Opaque double glazed door leads to:

ENTRANCE HALL

Coved and textured ceiling, access to first floor, two built-in under stairs storage cupboards, one with wine cellar, radiator, fitted carpet.

LOUNGE/DINER

25'4 x 12'2 reducing to 11'0 (7.72m x 3.71m reducing to 3.35m)

Double glazed half bay window to front, double glazed French doors lead to rear garden, coved and textured ceiling, exposed brick fireplace, two radiators, power points, fitted carpet.

SITTING ROOM

14'6 x 11' (4.42m x 3.35m)

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

KITCHEN

14'8 x 9'1 (4.47m x 2.77m)

Two double glazed windows to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, integrated oven, hob, concealed extractor and fridge/freezer, space for washing machine, dishwasher and tumble dryer, part tiling to three walls, power points, vinyl floor covering.

LOBBY

Opaque double glazed door leads to rear garden, vinyl floor covering.

GROUND FLOOR CLOAKROOM

Textured ceiling, wall mounted gas central heating boiler, suite comprising wash hand basin and low flush wc, partly tiled walls, vinyl floor covering.



FIRST FLOOR LANDING

Coved and textured ceiling, access to boarded loft with light, accessed via loft ladder, power point, fitted carpet.

BEDROOM ONE

15'10" x 10'11" reducing to 8'0" (4.83m x 3.33m reducing to 2.44m)

Double glazed windows to rear and side, coved and textured ceiling, radiator power points, fitted carpet.

EN SUITE

Textured ceiling with inset spotlight, extractor fan, suite comprising shower cubicle, wash hand basin and low flush wc, tiled walls, fitted carpet.

BEDROOM TWO

12'8 x 11'1 (3.86m x 3.38m)

Double glazed window to rear, textured ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.



BEDROOM THREE

12'3 x 11'0 (3.73m x 3.35m)

Double glazed window to front, textured ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

BEDROOM FOUR

18'9 x 7'8 (5.72m x 2.34m)

Two double glazed windows to front, coved and textured ceiling, two double fitted wardrobes with cupboards above, inset dressing unit, two radiators, power points, fitted carpet.

BATHROOM

8'8 x 6'10 (2.64m x 2.08m)

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush wc, full tiling to two walls, two further walls partly tiled, radiator, tiled floor.

SUNNY SOUTH FACING REAR GARDEN

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

Large brick paved patio with matching pathway, raised shrub bed, further shrub and flower beds, further brick paved area extending round to the side of the property, timber shed, gate through to large vegetable plot, greenhouse, driveway accessed via wrought iron gates at rear, and providing secure off road parking for two vehicles, leads to:

DETACHED GARAGE

With up and over door.

FRONT GARDEN

Brick paved with decorative stone borders and inset shrub beds, dwarf wall with wrought iron fence surround.

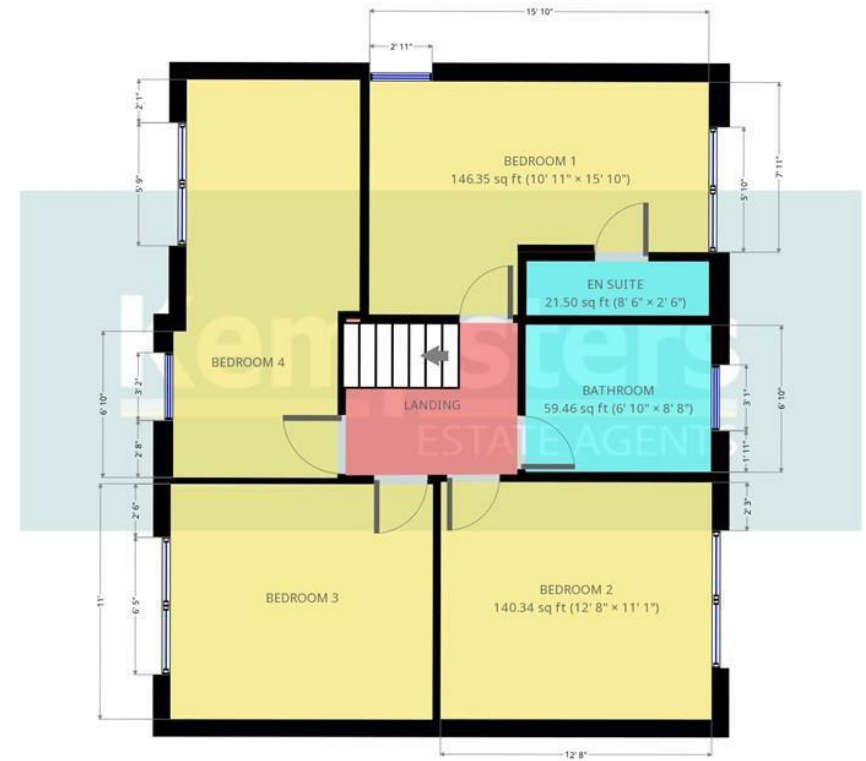
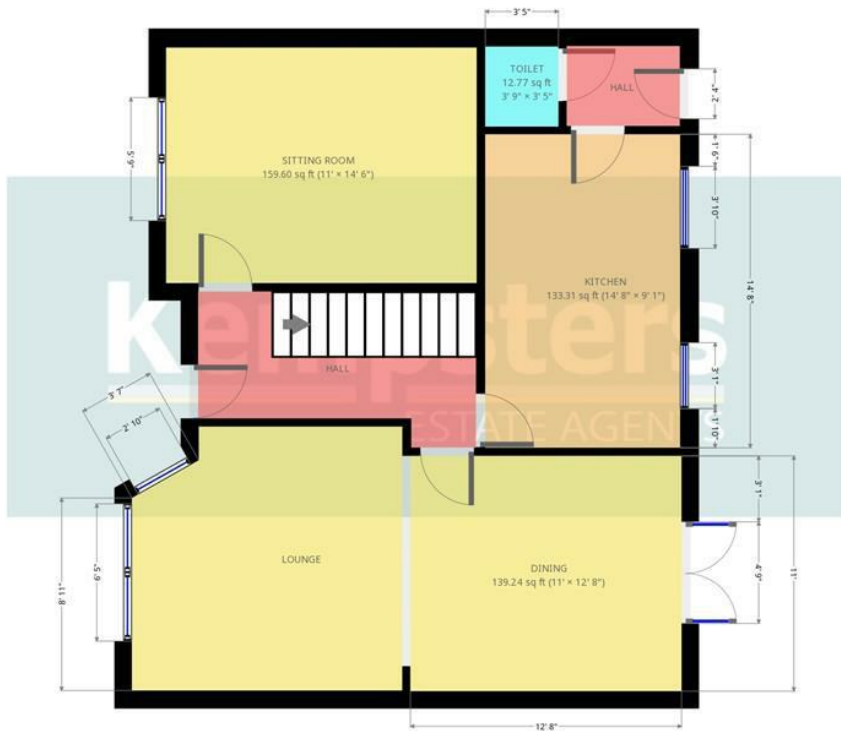












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