



Kempsters
ESTATE AGENTS

41 Malvern Road
Little Thurrock Grays RM17 5TH

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Offers in the region
£310,000

This well presented three bedroomed end of terrace house is situated in a quiet and popular location within walking distance of Grays town centre and is offered with no onward chain. Features include a through lounge/diner with bi-fold doors, fitted kitchen, small conservatory, stylish four piece bathroom, un-overlooked rear garden approx 42', attached garage and further parking.



- Lounge/diner 24'4 x 11'7>10'3
- Bi-fold doors to separate to two rooms if required
- Fitted kitchen 9'11 x 6'11
- Small conservatory 9'8 x 7'6
- Bedroom one 11'5 x 10'3
- Bedroom two 10'6 x 10'5
- Bedroom three 6'7 x 6'7
- Stylish four piece bathroom 9'8 x 6'5
- Un-overlooked rear garden approx 42'
- Attached garage via own driveway



ENTRANCE PORCH

Double glazed windows to front and side, tiled floor. Door with opaque double glazed insert and opaque double glazed side window leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, two under stairs storage cupboards, radiator, power points, laminate floor.

LOUNGE/DINER

24'4 x 11'7 reducing to 10'3 (7.42m x 3.53m reducing to 3.12m)

Lounge area: 12'10 x 11'7, dining area 11'6 x 10'3 (separated by bi-fold doors so can be used as one large room or two rooms). Double glazed half bay window to front, double glazed patio doors lead to conservatory, coved and smooth plastered ceiling, two radiators, power points, laminate floor. Open plan to:

FITTED KITCHEN

9'11 x 6'11 (3.02m x 2.11m)

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

CONSERVATORY

9'8 x 7'6 (2.95m x 2.29m)

Windows to rear and sides, French doors lead to rear garden, tiled floor.

FIRST FLOOR LANDING

Double glazed window to side, coved and smooth plastered ceiling, access to loft space, power points, fitted carpet.

BEDROOM ONE

11'5 x 10'3 (3.48m x 3.12m)

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



BEDROOM TWO

10'6 x 10'5 (3.20m x 3.18m)

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

BEDROOM THREE

6'7 x 6'7 (2.01m x 2.01m)

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

BATHROOM

9'8 x 6'5 (2.95m x 1.96m)

Double glazed window to rear, smooth plastered ceiling,

suite comprising corner bath, pedestal wash hand basin, low flush wc and shower cubicle, heated towel rail, tiled walls, tiled floor.

REAR GARDEN

in excess of 42' (in excess of 12.80m)

Crazy paved patio area, raised decking area, lawn area with fence surround, timber shed. Personal door to:

ATTACHED GARAGE

With electric roller door, power and light. Own driveway providing further off road parking.

FRONT GARDEN

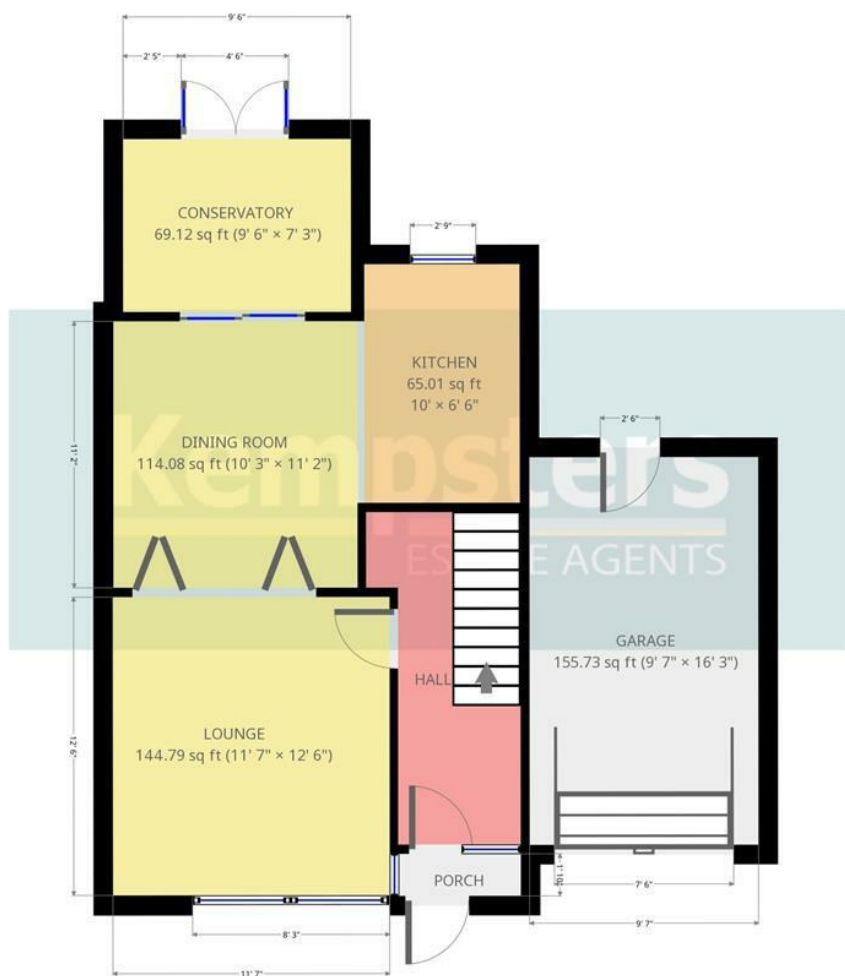
Paved with picket fence surround.



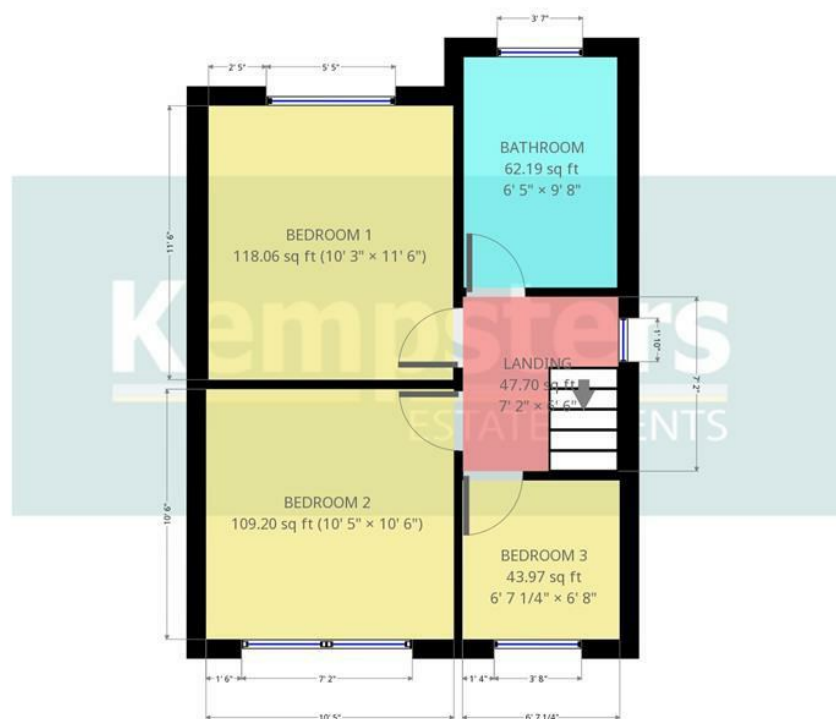








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