



**Kempsters**  
ESTATE AGENTS

8 The Willows  
Little Thurrock Grays RM17 6HP

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Asking price  
**£350,000**



**This spacious four bedroom semi detached house is situated in a popular location within walking distance of Grays town centre. The property requires some internal modernisation and is offered with no onward chain.**



- Lounge 16'9 x 16'9 reducing to 10'9
- Dining room 15'5 x 10'7
- Kitchen 15'3 x 7'0
- Conservatory 17'11 x 8'6
- Ground floor cloakroom
- Stylish shower room
- Sunny west facing rear garden approx 90'
- Attached garage via own driveway
- No onward chain



#### ENTRANCE PORCH

Double glazed windows to front and side, coved and smooth plastered ceiling, tile effect laminate floor. Door with opaque glazed inserts leads to:

#### ENTRANCE HALL

Coved and textured ceiling, power points, tile effect laminate floor.

#### GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, coved and textured ceiling, suite comprising pedestal wash hand basin and low flush wc, tiled walls, tile effect laminate floor.

#### LOUNGE

16'9 x 16'9 reducing to 10'9 (4.88m'2.74m x 4.88m'2.74m reducing to 3.28m)

Double glazed window to front, coved and textured ceiling, access to first floor, under stairs storage cupboard, power points, parquet flooring.

#### DINING ROOM

15'5 x 10'7 (4.57m'1.52m x 3.05m'2.13m)

Two windows and double glazed patio doors lead to conservatory, coved and textured ceiling, fitted cupboard housing electric warm air heating unit, power points, parquet flooring.

#### KITCHEN

15'3 x 7'0 (4.57m'0.91m x 2.13m'0.00m)

Window and half opaque glazed door leads to conservatory, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, fitted larder cupboard, space for electric cooker (can remain if required), space for fridge/freezer, washing machine plus further appliance space, tiled walls, power points, tiled floor.

#### CONSERVATORY

17'11 x 8'6 (5.46m x 2.44m'1.83m)

Windows to rear and sides, doors lead to rear garden, power points.

#### FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, which we understand is partly boarded with light and accessed via loft ladder, built-in cupboard, fitted carpet.

#### BEDROOM ONE

13'1 x 10'9 (3.96m'0.30m x 3.05m'2.74m)

Double glazed window to front, coved and textured ceiling, fitted triple wardrobe, shower cubicle, power points, fitted carpet.

#### BEDROOM TWO

11'11 x 10'9 (3.35m'3.35m x 3.05m'2.74m)

Double glazed window to rear, coved and textured ceiling, two double fitted wardrobes with hot water tank, power points, fitted carpet.



#### BEDROOM THREE

11'11 x 6'11 (3.35m'3.35m x 1.83m'3.35m)

Double glazed window to rear, coved and textured ceiling, fitted double wardrobe, power points, fitted carpet.

#### BEDROOM FOUR

8'9 x 7' (2.44m'2.74m x 2.13m')

Double glazed window to front, coved and textured ceiling, fitted double wardrobe, power point, fitted carpet.

#### SHOWER ROOM

Opaque double glazed window to side, coved and textured ceiling, suite comprising large walk-in shower, pedestal wash hand basin and low flush wc, tiled walls, vinyl floor covering.

#### SUNNY WEST FACING REAR GARDEN

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

Lawn area with flower and shrub borders, two raised vegetable plots, pebbled area at rear, large summer house. Door to:

#### ATTACHED GARAGE

With up and over door, power and light.

#### FRONT GARDEN

Brick paved and pebbled areas, own driveway leads to garage.









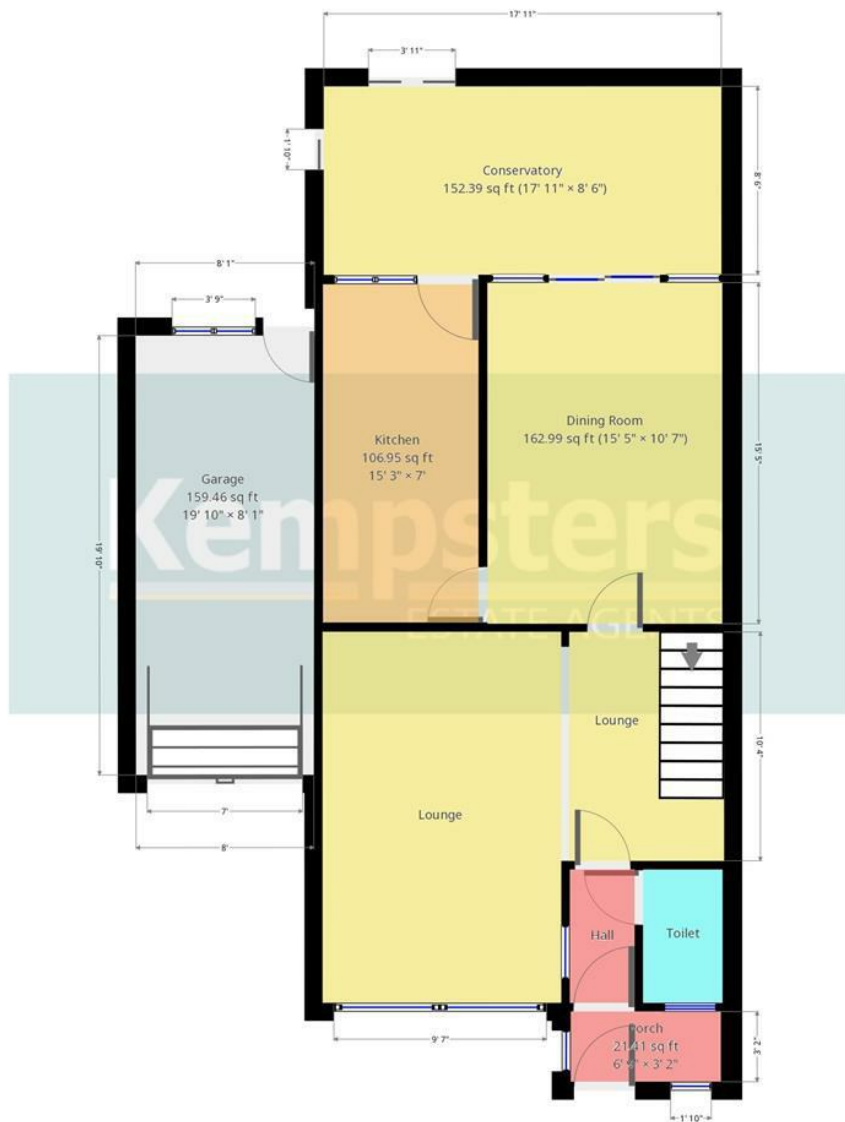












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