



Kempsters
ESTATE AGENTS

1 Connaught Avenue
North Grays RM16 2XR

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Asking price
£450,000

This lovely four/five bedroomed semi detached chalet bungalow is situated on a large plot in a much sought after 'Avenues' location. The property offers spacious and well planned accommodation yet offers tremendous scope for further extension(subject to planning). Features include a lounge overlooking the rear garden, fitted kitchen/breakfast room, stylish bathroom, good size bedrooms, approx 90' x 55' rear garden plus ample parking.



- Lounge 20'4 x 11'11
- Fitted kitchen/breakfast room 13'1 x 10'
- Dining room/bedroom five 10'5 x 10'3
- Ground floor bedroom one 13'6 x 11'11
- Three first floor bedrooms
- Stylish four piece bathroom
- Sunny west facing rear garden approx 90' x 55'
- Large summer house
- Off road parking for several vehicles
- Potential for further extension (subject to planning).

GUIDE PRICE £450-£465,000

ENTRANCE HALL

Opaque double glazed window to side, smooth plastered ceiling, access to first floor, radiator, power points, wood flooring.

GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, suite comprising wash hand basin and low flush wc, tiled floor.

DINING ROOM/BEDROOM FIVE

Double glazed windows to front and side, smooth plastered ceiling, radiator, power points, fitted carpet.

BEDROOM ONE

13'6 x 11'11 (3.96m'1.83m x 3.35m'3.35m)

Double glazed bay window to front, smooth plastered ceiling, radiator, power points, wood flooring.

LOUNGE

20'4 x 11'11 (6.10m'1.22m x 3.35m'3.35m)

Double glazed window and double glazed French doors lead to rear garden, smooth plastered ceiling, picture rails, feature fireplace with raised hearth, two radiators, power points, wood flooring.

KITCHEN/BREAKFAST ROOM

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

Double glazed windows to rear and side, opaque double glazed door leads to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, integrated double oven, hob, extractor, fridge, freezer, washing machine and dishwasher, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Smooth plastered ceiling, fitted carpet.

BEDROOM TWO

10'10 x 9'<11'8 (3.05m'3.05m x 2.74m'<3.35m'2.44m)

Double glazed 'Velux'-style window to rear, smooth plastered ceiling, radiator, power points, fitted carpet.



BEDROOM THREE

12'2 x 7'6 (3.66m'0.61m x 2.13m'1.83m)

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

BEDROOM FOUR

9'5 x 8'9 (2.74m'1.52m x 2.44m'2.74m)

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

BATHROOM

Opaque double glazed window to side, smooth

plastered ceiling, suite comprising free standing bath, vanity unit with inset wash hand basin, low flush wc and shower cubicle, built-in eaves storage cupboard, radiator, tiled floor.

SUNNY WEST FACING REAR GARDEN

In excess of 90' x in excess of 55'

Immediate patio area, remainder mainly laid to lawn with flower and shrub borders, two storage sheds, large outbuilding incorporating a summer house and shed, outside tap, outside lighting, side access leads to:

FRONT GARDEN



Brick paved providing off road parking for several vehicles, flower and shrub borders.

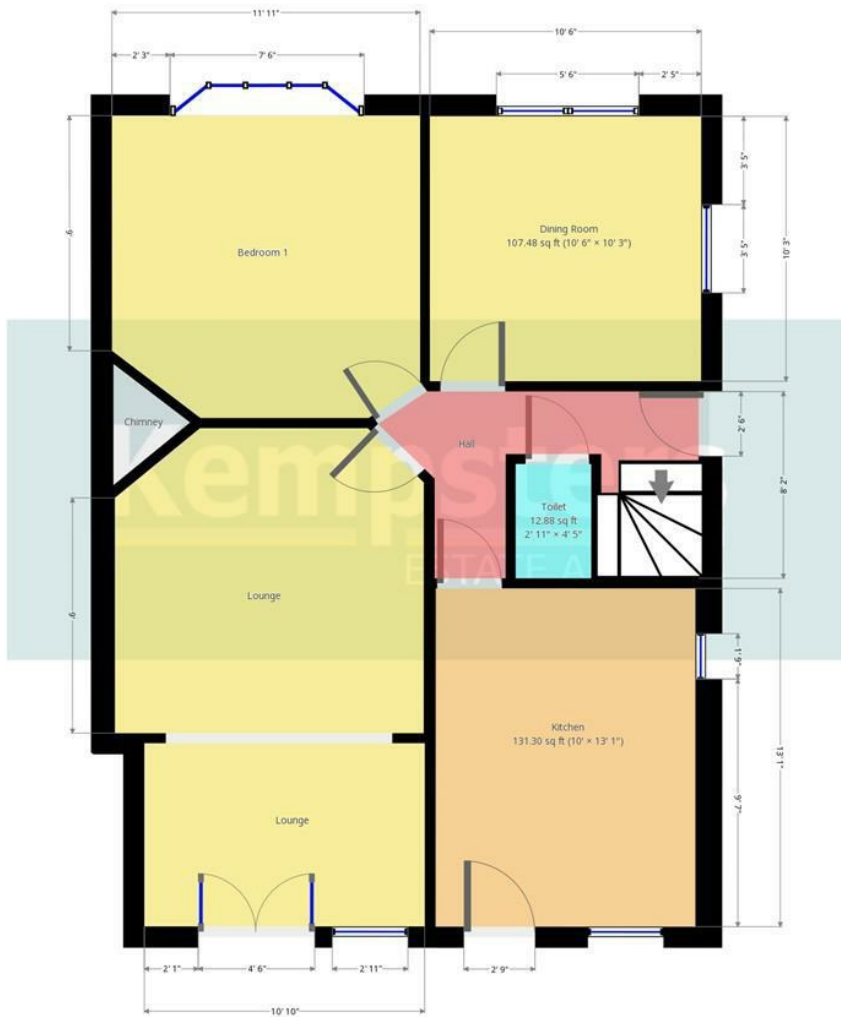




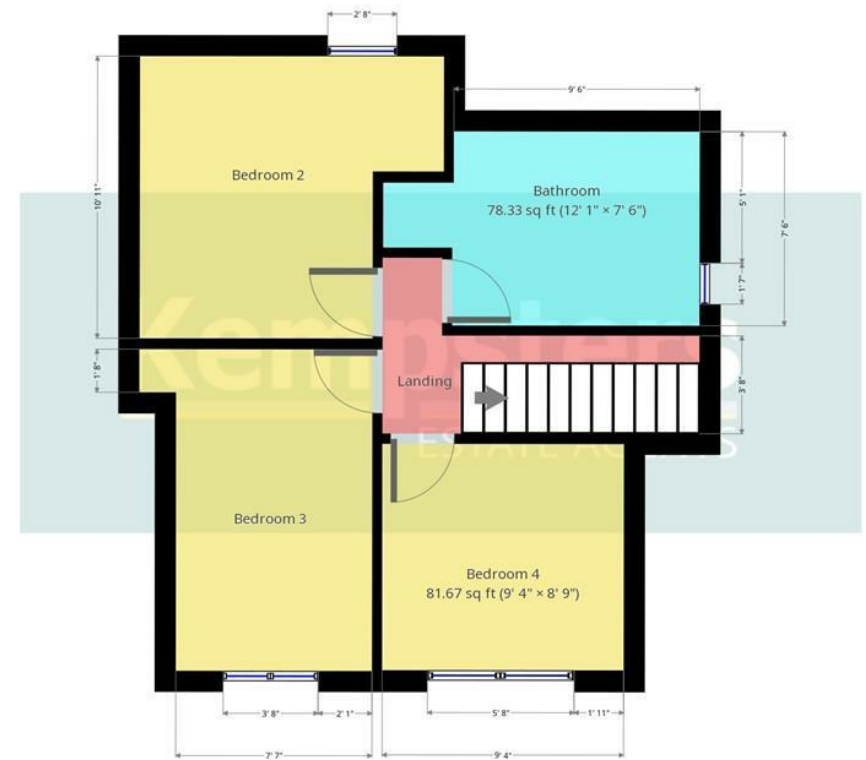








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