



Kempsters
ESTATE AGENTS

12 Astley
Grays RM17 6UY

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Asking price
£340,000

This spacious three bedroom semi detached house is situated in a popular location close to the waterfront and within easy walking distance of Grays town centre. Features include a large lounge/diner, sitting room, fitted kitchen, en suite to bedroom one, stylish bathroom, sunny west facing garden plus off road parking. It may also be possible to add a loft conversion and side extension (subject to planning consent).



- Lounge/diner 17'5 x 14'6 reducing to 11'2
- Sitting room 15'11 x 7'6
- Fitted kitchen 11'5 x 7'7
- Ground floor cloakroom 6'0 x 2'10
- Bedroom one 11'1 x 9'4 with en suite
- Bedroom two 10'2 x 7'11
- Bedroom three 10'2 x 6'4
- Stylish bathroom 7'10 x 7'1 reducing to 4'5
- West facing rear garden approx 25'
- Off road parking

ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, power point, laminate floor.

GROUND FLOOR CLOAKROOM

6'0 x 2'10 (1.83m x 0.86m)

Opaque double glazed window to side, textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush wc, radiator, tiled floor.

KITCHEN

11'5 x 7'7 (3.48m x 2.31m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and extractor, space for fridge/freezer, space for washing machine, further appliance space, partly tiled walls, power points, tiled floor.

LOUNGE/DINER

17'5 x 14'6 reducing to 11'2 (5.31m x 4.42m reducing to 3.40m)

Double glazed window and double glazed French doors lead to rear garden, coved and textured ceiling, feature fireplace, built-in under stairs storage cupboard, two radiators, power points, laminate floor. Open plan to:

SITTING ROOM

15'11 x 7'6 (4.85m x 2.29m)

Opaque double glazed windows to front, half open double glazed door leads to rear garden, smooth plastered ceiling, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard housing gas central heating boiler, power point, laminate floor.

BEDROOM ONE

11'1 x 9'4 (3.38m x 2.84m)

Two double glazed windows to front, textured ceiling, range of built-in wardrobes with mirrored doors, radiator, power points, laminate floor.

EN SUITE

7'0 x 3'1 (2.13m x 0.94m)

Opaque double glazed window to side, textured ceiling, suite comprising vanity unit with inset wash hand basin and shower cubicle, heated towel rail, tiled floor.

BEDROOM TWO

10'2 x 7'11 (3.10m x 2.41m)

Double glazed window to rear, textured ceiling, radiator, power points, laminate floor.



BEDROOM THREE

10'2 x 6'4 (3.10m x 1.93m)

Double glazed window to rear with partial views over the River Thames, textured ceiling, radiator, power points, laminate floor.

BATHROOM

7'10 x 7'1 reducing to 4'5 (2.39m x 2.16m reducing to 1.35m)

Textured ceiling, extractor fan, suite comprising corner bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor.

WEST FACING REAR GARDEN

in excess of 25' (in excess of 7.62m')

Immediate patio area, remainder laid to lawn with fence surround, ornamental fish pond, side access.

FRONT GARDEN

Laid to patio, outside storage cupboard.

DRIVEWAY

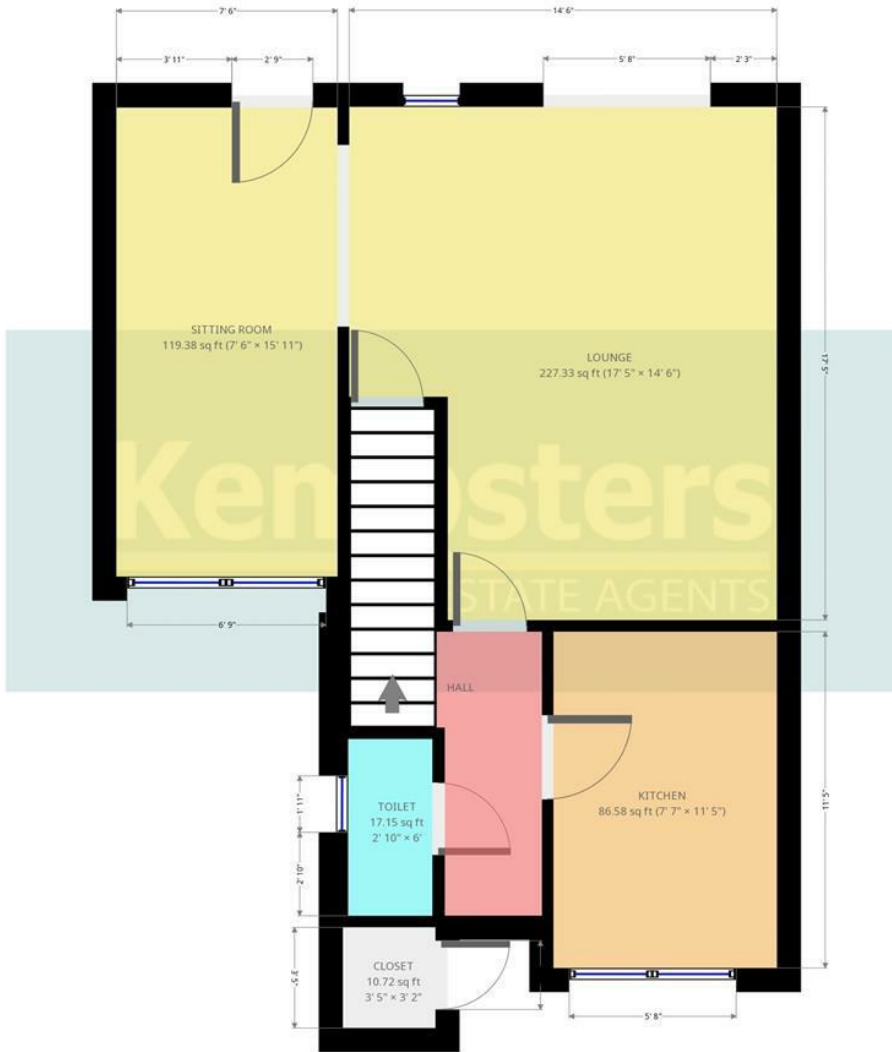
Providing off road parking.











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