



Kempsters
ESTATE AGENTS

34 Connaught Avenue
North Grays RM16 2XX

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Guide price
£450,000

GUIDE PRICE £450,000. This lovely four bedroom semi detached chalet bungalow is situated in a much sought after 'Avenues' location and is offered with no onward chain. Features include a spacious lounge/diner, fitted kitchen, en suite to bedroom one, ground floor family bathroom, first floor shower room, approx 60' rear garden plus off road parking for several vehicles.



- Lounge/diner 24'1 x 13'9
- Fitted kitchen 11'8 x 9'9
- Bedroom one 20'8 x 9'5>5'9 with en suite
- Bedroom two 14' (into wardrobes) x 11'10
- Ground floor family bathroom 15'2 x 6'2
- First floor shower room
- Bedroom three 12'3 x 15'>10'4
- Bedroom four 13'5<16'5 x 7'8
- Rear garden approx 60'
- Off road parking for several vehicles

ENTRANCE HALL

Opaque double glazed window to side, smooth plastered ceiling, access to first floor, large built-in under stairs storage cupboard with space for tumble dryer, two radiators, power points, pine floorboards.

LOUNGE/DINER

24'1 x 13'9 (7.32m'0.30m x 3.96m'2.74m)

Double glazed bay window to front, smooth plastered ceiling, two feature fireplaces, two radiators, power points, pine floorboards.

KITCHEN

11'8 x 9'9 (3.35m'2.44m x 2.74m'2.74m)

Double glazed window and opaque double glazed French doors lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting granite work surfaces, inset butler sink, range style cooker with extractor canopy above, integrated dishwasher and washing machine, space for large fridge/freezer, partly tiled walls, wall mounted gas central heating boiler, power points, tiled floor.

BEDROOM ONE

20'8 x 9'5 reducing to 5'9 (6.10m'2.44m x 2.74m'1.52m reducing to 1.52m'2.74m)

Double glazed window to rear, smooth plastered ceiling, range of fitted wardrobes with matching bridging units, headboard and chest of drawer unit, two radiators, power points, fitted carpet.

EN SUITE

Opaque double glazed window to side, smooth plastered ceiling, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor.



BEDROOM TWO

14' (into wardrobes) x 11'10 (4.27m' (into wardrobes) x 3.35m'3.05m)

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

BATHROOM

15'2 x 6'2 (4.57m'0.61m x 1.83m'0.61m)

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising free standing bath, pedestal wash

hand basin, low flush wc and shower cubicle, radiator, heated towel rail, partly tiled walls, tiled floor.

FIRST FLOOR LANDING

Smooth plastered ceiling, fitted carpet.

BEDROOM THREE

12'3 x 15' reducing to 10'4 (3.66m'0.91m x 4.57m' reducing to 3.05m'1.22m)

Two double glazed 'Velux' style windows to front, double glazed window to rear, smooth plastered ceiling, two large built-in aves storage cupboards, radiator power points, fitted carpet.



BEDROOM FOUR

13'5" x 16'5" x 7'8" (3.96m x 4.88m x 1.52m x 2.13m x 2.44m)

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

SHOWER ROOM

Double glazed 'Velux' style window to front, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, partly tiled walls, large built-in eaves storage cupboard, heated towel rail, radiator, partly tiled floor, part fitted carpet.

REAR GARDEN

in excess of 60' (in excess of 18.29m')

Large patio area with matching pathway, remainder neatly laid to lawn with shrub and tree borders, large timber shed, outside power points, outside lighting, outside tap. Side access leads through to:

FRONT GARDEN

Brick paved providing ample off road parking for several vehicles, brick wall surround.

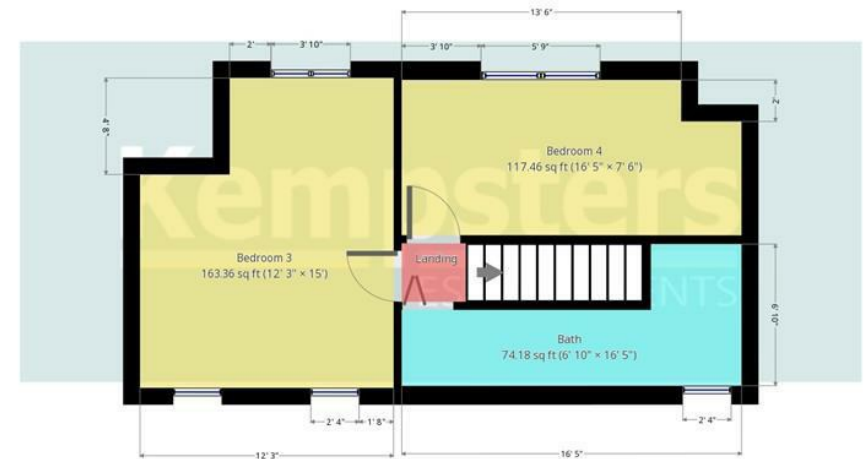












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