



**Kempsters**  
ESTATE AGENTS

171 London Road  
Grays RM17 5YP

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Asking price  
**£230,000**

**This three bedroomed house is situated within walking distance of Grays town centre. Features include, two receptions, kitchen, ground floor bathroom, bedroom three directly off of bedroom two and south facing rear garden approx 42'**



- Lounge 12'2 x 10'6
- Dining room 12'5 x 12'2
- Kitchen 10'11 x 7'6
- Ground floor bathroom 9'2 x 7'7
- Bedroom one 12'2 x 10'7
- Bedroom two 12'2 x 9'8
- Bedroom three 10'11 x 7'5 (off of bedroom two)
- South facing rear garden approx 42'

### ENTRANCE PORCH

Textured ceiling, tiled floor. Partially opaque glazed door leads to:

### LOUNGE

12'2 x 10'6 (3.71m x 3.20m)

Double glazed window to front, textured ceiling, corner unit housing space for television and housing two fitted cupboards, radiator, power points, laminate floor.

### DINING ROOM

12'5 x 12'2 (3.78m x 3.71m)

Double glazed window to rear, access to first floor, radiator, power points, laminate floor.

### KITCHEN

10'11 x 7'6 (3.33m x 2.29m)

Double glazed window and half opaque double glazed door to side, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for washing machine and slimline dishwasher, wall mounted gas central heating boiler, power points, vinyl floor covering.

### BATHROOM

9'2 x 7'7 (2.79m x 2.31m)

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush wc, radiator, partly tiled walls, vinyl floor covering.

### SMALL FIRST FLOOR LANDING

Coved and textured ceiling, vinyl floor tiles.

### BEDROOM ONE

12'2 x 10'7 (3.71m x 3.23m)

Double glazed window to front, textured ceiling, built-in cupboard, radiator, power points, laminate floor.



### BEDROOM TWO

12'2 x 9'8 (3.71m x 2.95m)

Opaque double glazed window to rear, coved and textured ceiling, built-in cupboard with access to loft space, radiator, power points, laminate floor. Door through to:

### BEDROOM THREE

10'11 x 7'5 (3.33m x 2.26m)

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

### SOUTH FACING REAR GARDEN

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

Laid with decking, timber shed, outside tap.

### FRONT GARDEN

With wall surround.







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