



**Kempsters**  
ESTATE AGENTS

63 Connaught Avenue  
North Grays RM16 2XS

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Offers in the region  
**£400,000**



**This extended two bedroom detached bungalow is situated in one of North Grays most popular avenues. The property requires some modernisation yet offers tremendous potential for improvement and extension (subject to planning) and is offered with no onward chain. 360 VIRTUAL TOUR AVAILABLE.**



- Lounge 25'(into bay) x 12'2">11'5"
- Dining room 17'5 x 7'7"
- Kitchen 11'2 x 7'10"
- Bedroom one 13'1 x 12'2"
- Bedroom two 10'11 x 8'7"
- Shower room
- Sunny west facing rear garden approx 130'
- Garage and parking
- No onward chain
- Tremendous scope for further extension (subject to planning)





### ENTRANCE PORCH

Accessed via double doors, tiled floor. Opaque glazed multi panel door leads to:

### ENTRANCE HALL

Textured ceiling, picture rails, built-in airing cupboard, radiator, fitted carpet.

### LOUNGE

25' (into bay) x 12'2 reducing to 11'5 (7.62m (into bay) x 3.71m reducing to 3.48m)

Bay window to front, window to side, coved and textured ceiling, feature central fireplace, two radiators, power points, fitted carpet.

### KITCHEN

11'2 x 7'10 (3.40m x 2.39m)

Window and partially glazed door lead to rear garden, 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 fridge and washing machine, wall mounted gas central heating boiler, partly tiled walls, power points, tiled floor. Door to:

### DINING ROOM

17'5 x 7'7 (5.31m x 2.31m)

Two windows to rear, textured ceiling, radiator, power points, fitted carpet.

### BEDROOM ONE

13'1 x 12'2 (3.99m x 3.71m)

Bay window to front, textured ceiling, range of fitted wardrobes with inset dressing unit, radiator, power points, fitted carpet.

### BEDROOM TWO

10'11 x 8'7 (3.33m x 2.62m)

Skylight window, picture rails, radiator, power points, fitted carpet.



### SHOWER ROOM

7'9 x 7'8 (2.36m x 2.34m)

Two opaque glazed 'borrowed light' windows, textured ceiling, access to loft space, suite comprising large shower cubicle, pedestal wash hand basin and low flush toilet, radiator, fitted carpet.

### SUNNY WEST FACING REAR GARDEN

in excess of 130' (in excess of 39.62m)

Laid to lawn with mature shrubs, conifers and trees, summer house, greenhouse, outside tap.

### FRONT GARDEN

Laid to lawn with shrub borders. Own driveway providing off road parking and leading to garage.





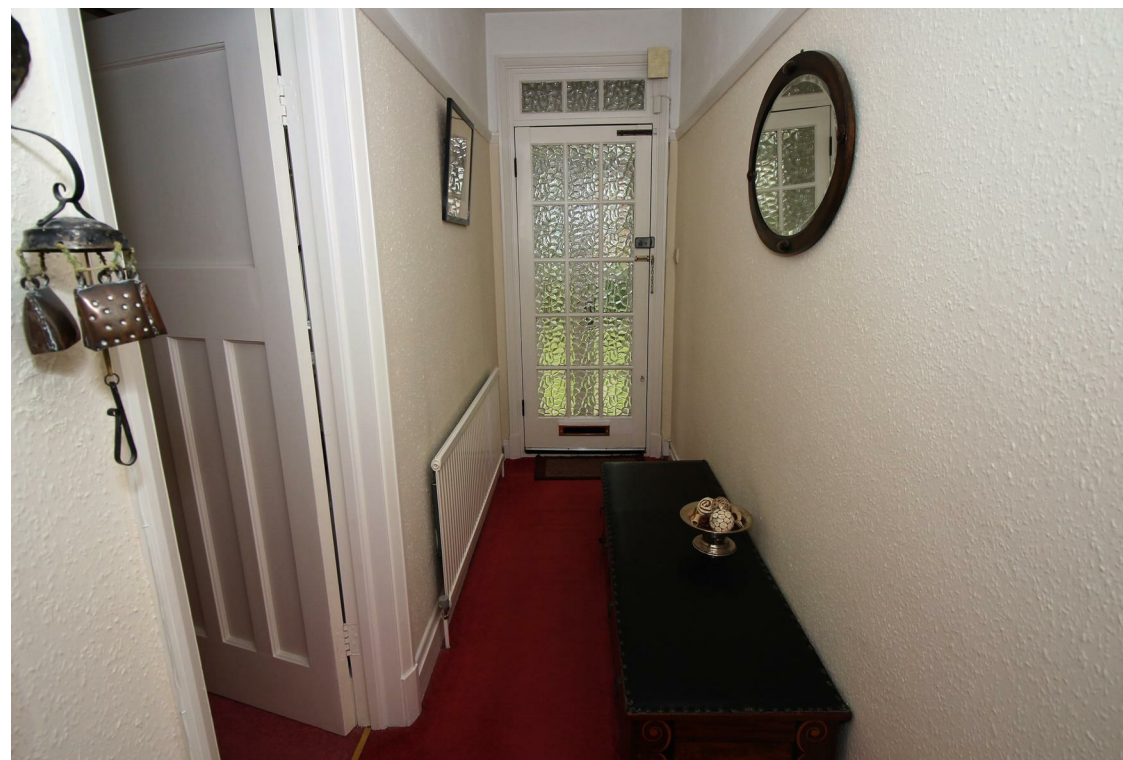
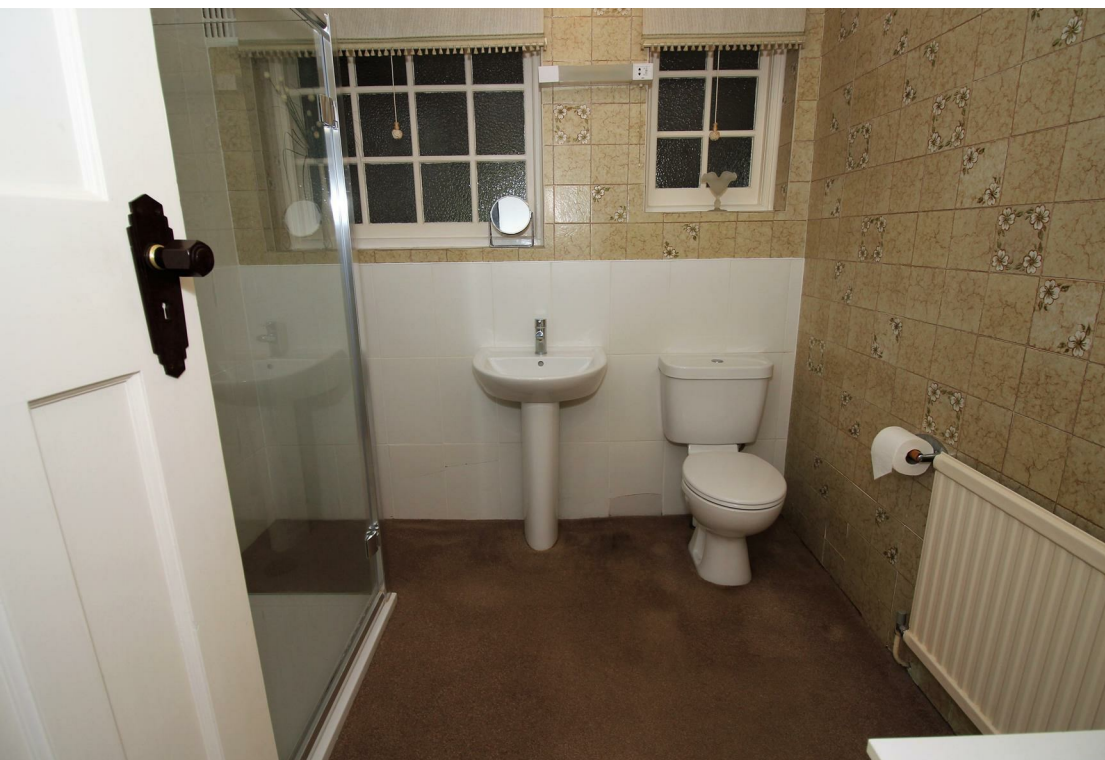




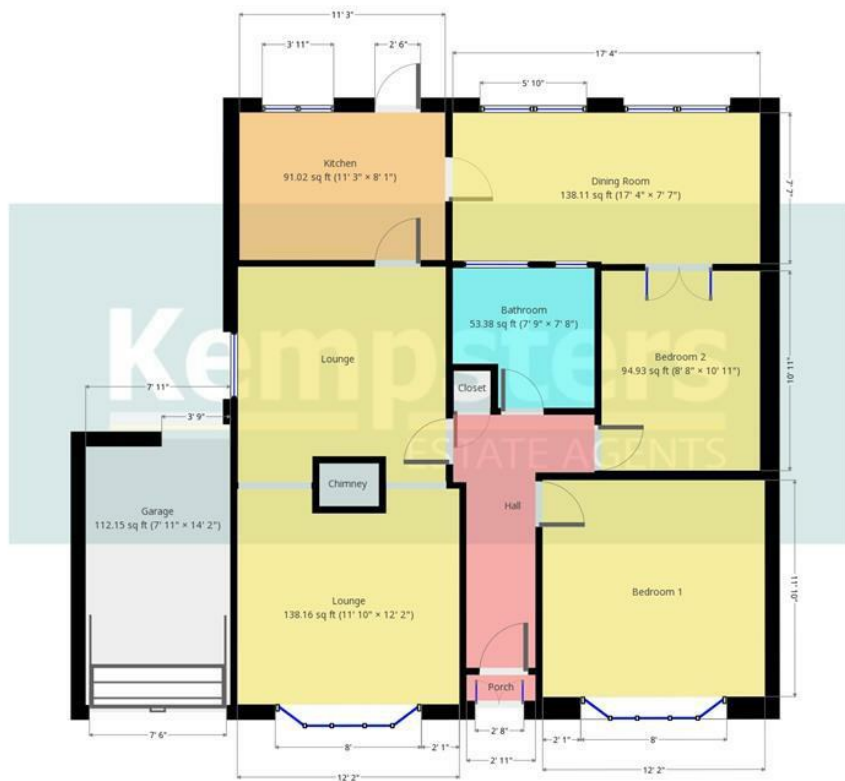












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