



Kempsters
ESTATE AGENTS

44 Waverley Gardens
North Grays RM16 2TJ

3

1

2

Asking price
£310,000

£310,000. This extended three bedroom semi detached house is situated in a quiet and popular cul-de-sac location in the sought after North Grays area and is offered with no onward chain. The property requires some internal modernisation and features include a bright lounge, separate dining area, kitchen, utility room, approx 53' rear garden, garage plus potential for further extension (subject to planning permission). **360 VIRTUAL TOUR AVAILABLE.**



- Lounge 15'10 x 11'10
- Dining area 15'10 x 7'6
- Kitchen 10'5 x 6'11
- Utility room 9'2 x 6'1
- Bedroom one 13'8 x 9'3
- Bedroom two 13'5 (into wardrobes) x 8'11
- Bedroom three 8'8 x 6'8
- Bathroom
- Rear garden in excess of 53'
- Garage in block

ENTRANCE PORCH

Opaque double glazed window to front, textured ceiling, fitted cloaks/meter cupboard, tiled floor. Opaque glazed door leads to:

LOUNGE

15'10 x 11'10 (4.57m'3.05m x 3.35m'3.05m)

Double glazed window to front, coved and textured ceiling, radiator, power points, carpet. Open plan to:

DINING AREA

15'11 x 7'6 (4.57m'3.35m x 2.13m'1.83m)

Double glazed window to side, coved and textured ceiling, radiator, power points, carpet. Open plan to:

INNER LOBBY

Coved and textured ceiling, access to first floor, vinyl floor covering. Open doorway to:

KITCHEN

10'5 x 6'11 (3.05m'1.52m x 1.83m'3.35m)

Double glazed window to rear, coved and smooth plastered ceiling, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, integrated double oven, hob and concealed extractor, space for fridge/freezer, wall mounted gas central heating boiler, tiled walls, power points, vinyl floor covering.

UTILITY ROOM

9'2 x 6'1 (2.74m'0.61m x 1.83m'0.30m)

Double glazed windows to rear and side, half double glazed door leads to rear garden, coved and textured ceiling, work surface with space beneath for washing machine and further appliance, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, carpet.

BEDROOM ONE

13'8 x 9'3 (3.96m'2.44m x 2.74m'0.91m)

Double glazed window to rear, coved and textured ceiling, radiator, pedestal wash hand basin, power points, carpet.

BEDROOM TWO

13'5 (into wardrobes) x 8'11 (3.96m'1.52m (into wardrobes) x 2.44m'3.35m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes to one wall, radiator, power points, carpet.

BEDROOM THREE

8'8 x 6'8 (2.44m'2.44m x 1.83m'2.44m)

Double glazed window to front, coved and textured ceiling, radiator, power points, carpet.



BATHROOM

Opaque double glazed window to rear, coved and textured ceiling, suite comprising bath, pedestal wash hand basin and low flush toilet, radiator, vinyl floor covering.

REAR GARDEN

in excess of 53' (in excess of 16.15m')

Immediate patio area, lawn area with shrub borders, further concrete patio area at rear, fence surround, outside tap. Side access leads to:

FRONT GARDEN

Laid to lawn.

GARAGE

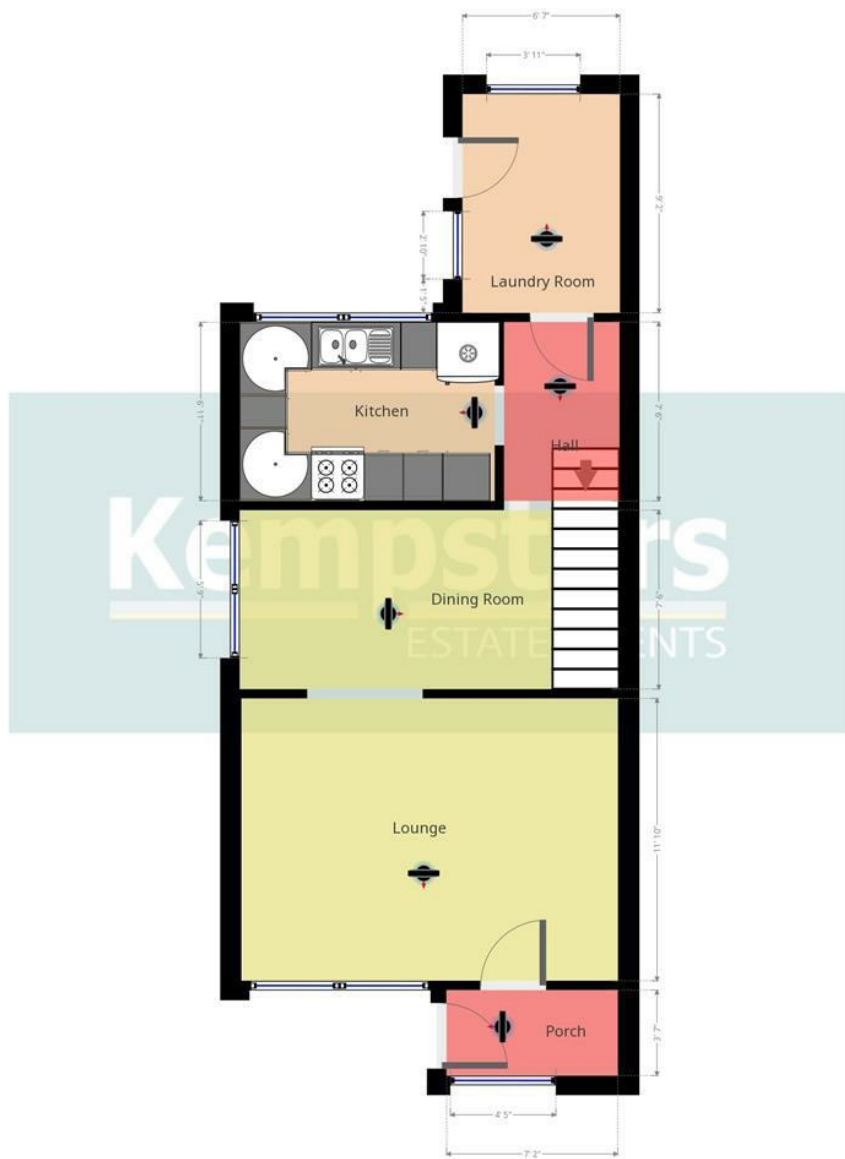
In nearby block.



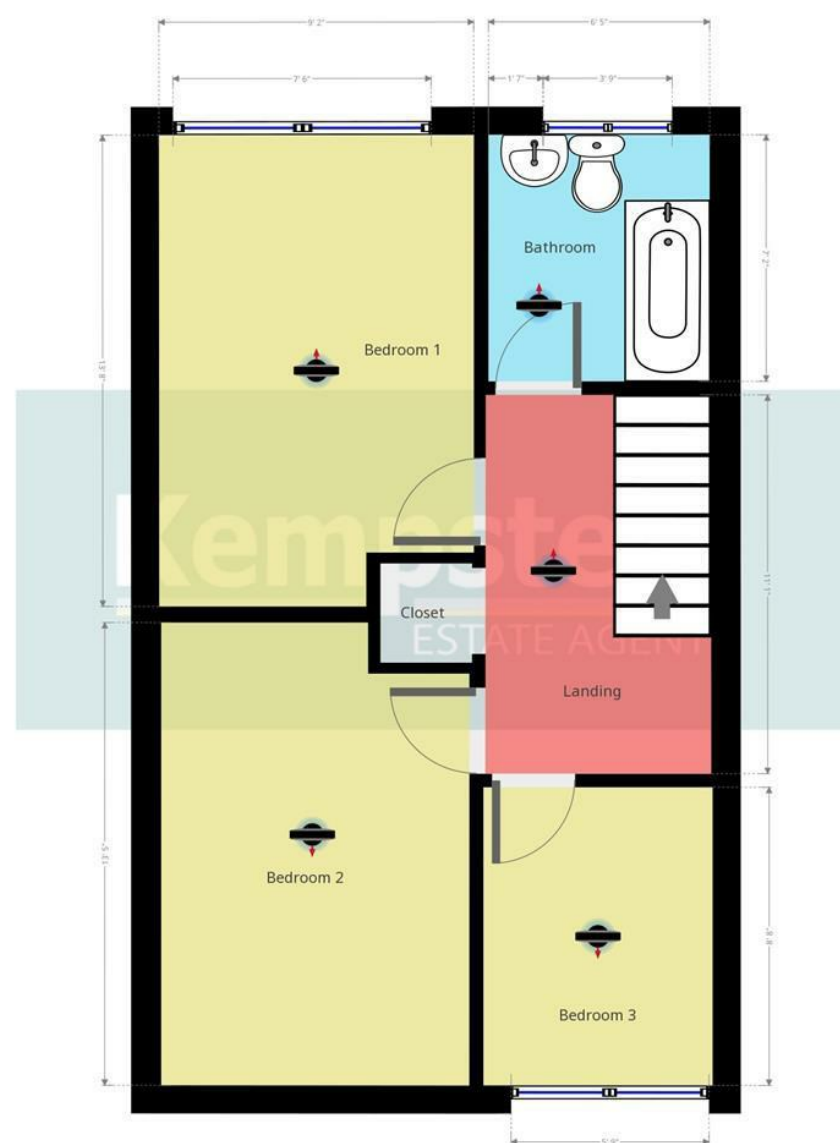








Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...



Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

