



Kempsters
ESTATE AGENTS

6 Conrad Gardens
North Grays RM16 2TN

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Guide price
£450,000

Guide price £450,000-£460,000. This outstanding three double bedroomed detached house benefits from a double storey extension to the side which has created spacious and well planned accommodation throughout. The property has a really homely feel and is situated at the end of a cul-de-sac in a peaceful location within North Grays. 360 VIRTUAL TOUR AVAILABLE



- Spacious lounge 19'11 x 17'10
- Lovely fitted kitchen/breakfast room 17'9 x 14'1>10'5
- Utility 16'2 x 5'6 (potential to add a ground floor toilet)
- Bedroom one 11'6 x 10'8 with en suite
- Bedroom two 17' x 9'2 (potential to create an en suite)
- Bedroom three 20'2 x 8'3
- Stylish bathroom
- Unoverlooked west facing rear garden approx 39'x 36'
- Garage via own driveway providing off road parking for three vehicles
- Quiet and popular location

ENTRANCE HALL

Double glazed window to front, coved and smooth plastered ceiling, fitted storage cupboard, access to first floor, radiator, power points, luxury vinyl flooring.

LOUNGE

19'11 x 17'10 (5.79m'3.35m x 5.18m'3.05m)

Double glazed windows to front and rear, double glazed French doors with matching side windows lead to garden, coved and smooth plastered ceiling, feature fireplace with inset log burner, radiator, power points, fitted carpet.

KITCHEN/BREAKFAST ROOM

17'9 x 14'1 reducing to 10'5 (5.18m'2.74m x

4.27m'0.30m reducing to 3.05m'1.52m)

Double glazed windows to front and rear, coved and smooth plastered ceiling, extensive range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, integrated double oven, hob, canopy with extractor and fridge, space for dishwasher, concealed gas central heating boiler, under stairs storage cupboard, part tiling to three walls, two radiators, power points, laminate floor.

UTILITY

16'2 x 5'6 (4.88m'0.61m x 1.52m'1.83m)

Double glazed windows to front and rear, part double glazed door leads to garden, space for large fridge/freezer, washing machine and tumble dryer, further appliance spaces, power points, tile effect laminate floor. There is also potential to add a ground floor toilet if required.

FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, power point, fitted carpet.

BEDROOM ONE

11'6 x 10'8 (3.35m'1.83m x 3.05m'2.44m)

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



EN SUITE

Opaque double glazed window to rear, textured ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, shaver point, tiled walls, heated towel rail, tiled floor.

BEDROOM TWO

17' (into wardrobes) x 9'2 (5.18m' (into wardrobes) x 2.74m'0.61m)

Double glazed windows to rear and side, smooth plastered ceiling, range of fitted wardrobes, radiator

power points, fitted carpet. There is potential to create an en suite if required.

BEDROOM THREE

20'2 x 8'3 (6.10m'0.61m x 2.44m'0.91m)

Two double glazed windows to front, smooth plastered ceiling, built-in cupboard, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, suite



comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, built-in airing cupboard, heated towel rail, shaver point, tiled walls, tiled floor.

SUNNY WEST FACING GARDEN

in excess of 39' x in excess of 36' (in excess of 11.89m x in excess of 10.97m)

Neatly laid lawn area with mature shrubs and trees, large decking and decorative stone area, outside lighting, outside tap, personal door to:

DETACHED GARAGE

With power and light. Independent driveway providing off road parking for three vehicles.

SMALL FRONT GARDEN

With flowers and shrubs.











