



**Kempsters**  
ESTATE AGENTS

61 Windsor Avenue  
North Grays RM16 2UA

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Guide price  
**£585,000**



**Guide price £585,000-£600,000. This outstanding five/six bedroom semi detached house has been extended and improved with no expense spared to create a home with spacious and well planned accommodation throughout. Features include a large lounge, stunning kitchen/diner, sitting room/bedroom six, two en suites plus family bathroom, sunny west facing rear garden approx 120' with large games room/office plus ample parking. 360 VIRTUAL TOUR AVAILABLE..**



- Lounge 23'4 x 12'1
- Fitted kitchen/diner 23'2 x 15'6 plus 13' x 12'3
- Sitting room/bedroom six 15'6 x 7'4
- Ground floor cloakroom
- Bedroom one 18'5 x 12'5 with en suite
- Bedroom two 18'8 x 12'1<15'2 with en suite
- Stylish family bathroom 9'1 x 8'7
- Sunny west facing rear garden approx 120'
- Large games room/potential office 23'4 x 14'
- Off road parking for five/six veh

### ENTRANCE PORCH

Two opaque double glazed windows to front, smooth plastered ceiling with inset spotlights, tiled floor. Door with opaque double glazed inserts leads to:

### ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, tiled floor.

### GROUND FLOOR CLOAKROOM

Smooth plastered ceiling with inset spotlights, suite comprising pedestal wash hand basin and low flush toilet, tiled floor.

### LOUNGE

23'4 x 12'1 (7.11m x 3.68m)

Double glazed bay window to front, coved and smooth plastered ceiling, two radiators, power points, laminate floor.

### L-SHAPED KITCHEN/DINER

23'2 x 15'6 plus 13' x 12'3 (7.06m x 4.72m plus 3.96m x 3.73m)

Double glazed window and double glazed bi-fold doors lead to rear garden, smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting granite work surfaces, matching peninsula unit with breakfast bar, inset single bowl sink unit with 'instant hot water' tap, two integrated double ovens, hob, canopy with extractor and dishwasher, space for large fridge/freezer and washing machine, power points, tiled floor with under floor heating.

### SITTING ROOM/BEDROOM SIX

15'6 x 7'4 (4.72m x 2.24m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

### FIRST FLOOR LANDING

Double glazed window to front, smooth plastered ceiling with inset spotlights, access to second floor, large built-in cupboard housing gas central heating boiler, radiator, power points, fitted carpet.



### BEDROOM ONE

18'5 x 12'5 (5.61m x 3.78m)

Two double glazed windows to front, smooth plastered ceiling with inset spotlights, two radiators, power points, fitted carpet.

### EN SUITE

Smooth plastered ceiling with inset spotlights, suite comprising large shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled floor.

### BEDROOM THREE

11' x 10'5 (3.35m x 3.18m)

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

### BEDROOM FOUR

12'2 x 9'9 (3.71m x 2.97m)

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

### BEDROOM FIVE

7'3 x 6'3<11'4 (2.21m x 1.91m<3.45m)

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







## BATHROOM

9'1 x 8'7 (2.74m'0.30m x 2.44m'2.13m)

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising jacuzzi bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, radiator with heated towel rail, tiling to bath area, tiled floor.

## SECOND FLOOR LANDING

Smooth plastered ceiling with inset spotlights, door to large built-in eaves storage cupboard, power points, fitted carpet.

## BEDROOM TWO

18'8 x 12'1<15'2 (5.69m x 3.68m<4.62m)

Double glazed French doors with matching side windows and 'Juliette' balcony to rear, smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

## EN SUITE

Smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled floor.

## SUNNY WEST FACING REAR GARDEN

in excess of 120' (in excess of 36.58m')

Large patio area, remainder laid to lawn with fence surround, large games room/potential office with power and light (23'4 x 14').

## FRONT GARDEN

Brick paved providing off road parking for several vehicles.











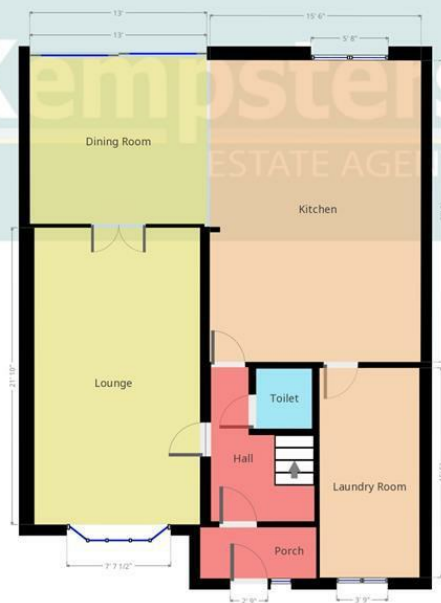








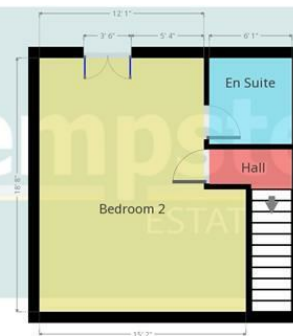




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