



**Kempsters**  
ESTATE AGENTS

245 Rectory Road  
Little Thurrock Grays RM17 5SW



Asking price  
**£435,000**



**This outstanding three bedroom semi detached house benefits from a double storey extension to the rear which provides spacious and well planned accommodation throughout. Features include a large lounge/diner, lovely L-shaped kitchen/breakfast room, conservatory, 22' master bedroom with en suite, stylish family bathroom, approx 50' rear garden and ample parking. 360 VIRTUAL TOUR AVAILABLE.**



- Lounge/diner 24'3 x 12'8>11'5
- L-shaped fitted kitchen/breakfast room 19'8 x 10'2 plus 6'11 x 6'11
- Conservatory 9'7 x 9'7
- Bedroom one 22'3 x 11'6 with en suite
- Bedroom two 11'4 x 10'
- Bedroom three 7'2 x 6'11
- Stylish bathroom 10'11 x 7'
- Rear garden approx 50'
- Off road parking for several vehicles
- Maintained to the highest of standards throughout





### ENTRANCE HALL

Two opaque glazed windows to front, smooth plastered ceiling, access to first floor, under stairs storage area, radiator, wood flooring.

### GROUND FLOOR CLOAKROOM

Textured ceiling, low flush toilet, tiled floor.

### LOUNGE/DINER

24'3 x 12'8 reducing to 11'5 (7.39m x 3.86m reducing to 3.48m)

Double glazed bay window to front, ornate coved and smooth plastered ceiling, feature open fireplace, radiator, power points, stained floorboards.

### L-SHAPED KITCHEN/BREAKFAST ROOM

19'8 x 10'2 plus 6'11 x 6'11 (5.79m'2.44m x 3.05m'0.61m plus 1.83m'3.35m x 1.83m)

Double glazed window to rear, smooth plastered ceiling, extensive range of base and eye level units with contrasting granite work surfaces, matching peninsular unit, butler sink, integrated double oven, hob and canopy with extractor, ample appliance spaces, radiator, power points, ceramic tiled floor. Open plan to:

### CONSERVATORY

9'7 x 9'7 (2.92m x 2.92m)

Double glazed windows to rear and side, double glazed French doors lead to garden, smooth plastered ceiling with inset spotlights and three inset double glazed 'Velux' style windows, radiator, power points, ceramic tiled floor.

### FIRST FLOOR LANDING

Double glazed window to side, smooth plastered ceiling, door to stairs leading up to loft room, fitted carpet.



### LOFT ROOM

12'10 x 11'2 (3.91m x 3.40m)

Double glazed 'Velux' style window to rear, textured ceiling with inset spotlights, built-in eaves storage cupboards, fitted carpet.

### BEDROOM ONE

22'3 x 11'6 (6.78m x 3.51m)

Double glazed bi-fold doors with Juliette balcony to rear overlooking garden, smooth plastered ceiling, cast iron fireplace, radiator, power points, stained floorboards.

### EN SUITE

6'10 x 6'8 (2.08m x 2.03m)

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising shower cubicle with power shower, wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

### BEDROOM TWO

11'4 x 10' (3.45m x 3.05m)

Double glazed bay window to front, smooth plastered ceiling, built-in storage cupboard, radiator, power points, fitted carpet







### BEDROOM THREE

7'2 x 6'11 (2.18m x 2.11m)

Double glazed window to front, textured ceiling, radiator, power points, stained floorboards.

### BATHROOM

10'11 x 7' (3.33m x 2.13m)

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, wash hand basin, low flush toilet and shower cubicle, heated towel rail, tiled walls, tiled floor.

### REAR GARDEN

in excess of 50' (in excess of 15.24m)

Immediate patio area, lawn area with shrub and conifer border, raised decking area, storage shed, outside lighting, outside double power point. Side access leads to:

### FRONT GARDEN

Brick paved providing off road parking for several vehicles.























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No appliances or main services have been checked.

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

