



Kempsters
ESTATE AGENTS

90 Ward Avenue
Grays RM17 5RL

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Asking price
£500,000

This extended four bedroom semi detached house is situated in one of Grays' most popular avenues and offers spacious accommodation throughout. Features include a large lounge, dining room, L-shaped kitchen/breakfast room, study, bathroom and shower room, approx 90' rear garden plus garage and parking.



- Lounge 22'7 x 12'
- Dining Room 13'5 x 12'6
- L-shaped Kitchen 14'1 x 8'11 plus 9'3 x 7'11
- Study 9'9 x 5'2
- Ground Floor Toilet
- Family Bathroom
- Shower Room
- Rear Garden Approx 90'
- Integral Garage
- Driveway Providing Off Road Parking For Two Vehicles

ENTRANCE HALL

Access to first floor, built-in under stairs storage cupboard, radiator, power points, fitted carpet.

GROUND FLOOR TOILET

Suite comprising wash hand basin and low flush toilet, vinyl flooring.

DINING ROOM

13'5 x 12'6 (3.96m'1.52m x 3.66m'1.83m)

Double glazed bay window to front, coved ceiling, picture rail, feature fireplace, radiator, power points, fitted carpet.

LOUNGE

22'7 x 12' (6.71m'2.13m x 3.66m')

Double glazed patio doors lead to rear garden, coved ceiling, picture rail, feature fireplace, two radiators, power points, fitted carpet.

L-SHAPED KITCHEN/BREAKFAST ROOM

14'1 x 8'11 plus 9'3 x 7'11 (4.27m'0.30m x

2.44m'3.35m plus 2.74m'0.91m x 2.13m)

Double glazed window and half double glazed door lead to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, large built-in storage cupboard, radiator, power points, vinyl flooring.

STUDY

9'9 x 5'2 (2.74m'2.74m x 1.52m'0.61m)

Skylight window, smooth plastered ceiling, power points, fitted carpet.

FIRST FLOOR LANDING

Double glazed window to front, access to loft space, power points, fitted carpet.



BEDROOM ONE

13'6 x 12'6 (into wardrobes) (3.96m'1.83m x 3.66m'1.83m (into wardrobes))

Double glazed bay window to front, coved ceiling, range of fitted wardrobes, dressing unit, radiator, power points, fitted carpet.

BEDROOM TWO

11'11 x 11'3 (3.35m'3.35m x 3.35m'0.91m)

Double glazed window to rear, coved ceiling, built-in cupboard, power points, fitted carpet.

BEDROOM THREE

12'4 x 8' (3.66m'1.22m x 2.44m')

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

BEDROOM FOUR

7'9 x 7'5 (2.13m'2.74m x 2.13m'1.52m)

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



BATHROOM

9'2 x 8'2 (2.74m'0.61m x 2.44m'0.61m)

Opaque double glazed window to rear, coved ceiling, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, radiator, vinyl flooring.

SHOWER ROOM

Opaque double glazed window to rear, coved ceiling, suite comprising shower cubicle, wash hand basin and low flush toilet, tiled walls, radiator.

REAR GARDEN

in excess of 90' (in excess of 27.43m')

Laid to lawn with mature shrubs, conifers and fruit trees, ornamental fish pond, three storage sheds, one with power, outside tap, outside lighting, side access leads to:

INTEGRAL GARAGE

With power and light.

FRONT GARDEN

Laid with decorative stone, shrub and hedge borders. Driveway providing off road parking.

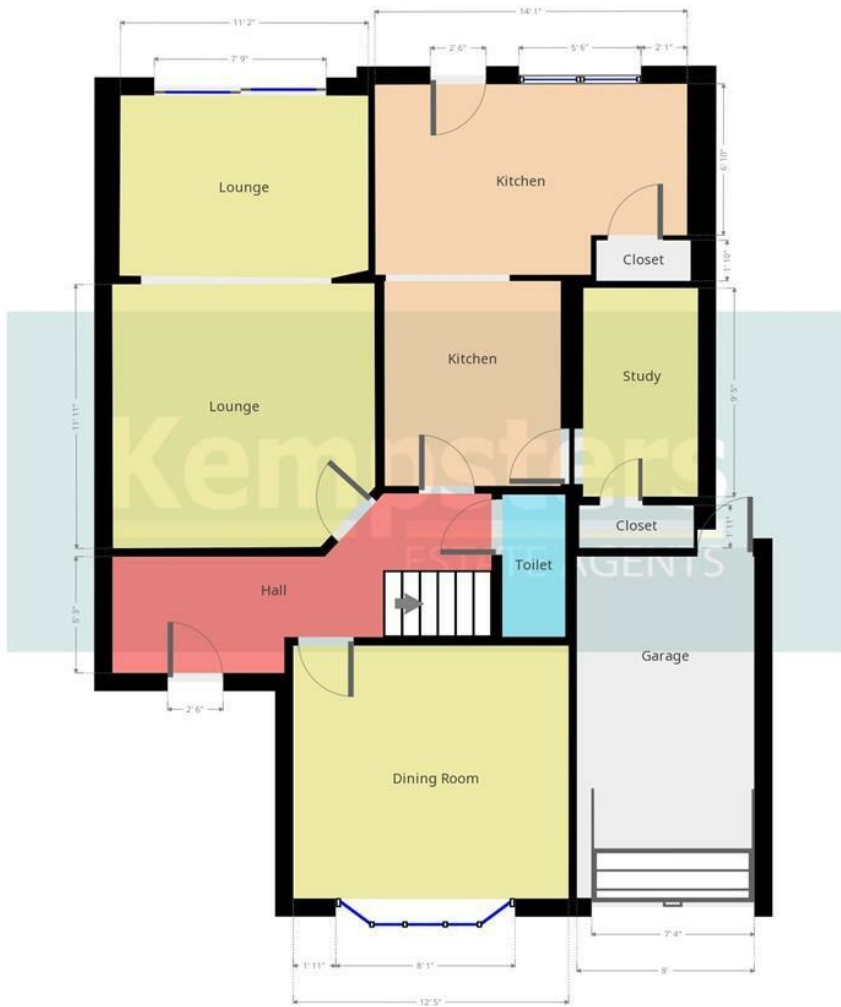












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