



Kempsters
ESTATE AGENTS

16 Marlborough Close
North Grays RM16 2SU

3

1

2

Asking price
£420,000

This spacious three double bedrooomed detached house is situated in a quiet and popular cul-de-sac location. The property was originally built as a four bedrooomed house and could easily be changed back if required. Features include an L-shaped lounge/diner, fitted kitchen, conservatory, approx 55' rear garden and a garage.



- L-Shaped Lounge/Diner 22'2 x 17'3>10'3
- Fitted Kitchen 9'7 x 9'7
- Conservatory
- Ground Floor Cloakroom
- Bedroom One 13'10 x 10'10>7'8
- Bedroom Two 11'10 (plus door recess) x 9'1
- Bedroom Three 11'7 x 8'1
- Family Bathroom
- Rear Garden

ENTRANCE PORCH

Textured ceiling, large built-in cloaks cupboard, laminate floor.

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, radiator, power point, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, in need of tiling or plastering, suite comprising wash hand basin and high flush toilet, heated towel rail, laminate floor.

L-SHAPED LOUNGE/DINER

22'2 x 17'3 reducing to 10'3 (6.71m'0.61m x 5.18m'0.91m reducing to 3.05m'0.91m)

Double glazed bow window to front, French doors with matching side windows lead to conservatory, coved and smooth plastered ceiling, built-in under stairs storage cupboard, feature fireplace, two radiators, power points, laminate floor.

CONSERVATORY

Double glazed windows to rear and sides, double glazed door leads to rear garden, power points, laminate floor.

KITCHEN

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

Double glazed window to rear, half double glazed door to side, coved and smooth plastered ceiling, range of base and eye level units with contrasting granite work surfaces, inset single bowl sink unit, integrated oven, hob, extractor and fridge/freezer, space for washing machine, built-in storage cupboard housing gas central heating boiler, power points, tiled floor.

FIRST FLOOR LANDING

Opaque double glazed window to side, coved and textured ceiling, access to loft space, power point, fitted carpet.



BEDROOM ONE

13'10 x 10'10 reducing to 7'8 (3.96m'3.05m x 3.05m'3.05m reducing to 2.13m'2.44m)

This was formerly two bedrooms and could easily be changed if required. Two double glazed windows to rear, coved and smooth plastered ceiling, built-in double wardrobe, radiator, power points, laminate floor.

BEDROOM TWO

11'10 (plus door recess) x 9'1 (3.35m'3.05m (plus door recess) x 2.74m'0.30m)

Double glazed window to front, coved and smooth plastered ceiling, built-in double wardrobe, radiator, power points, laminate floor.

BEDROOM THREE

11'7 x 8'1 (3.35m'2.13m x 2.44m'0.30m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, stained floorboards.



BATHROOM

Opaque double glazed window to rear, coved and smooth plastered ceiling, suite comprising free standing bath with mixer tap and shower attachment, pedestal wash hand basin and high flush toilet, heated towel rail, tiled walls, laminate floor.

REAR GARDEN

Immediate patio area, lawn area with mature shrubs, trees and conifers, two raised decking areas, small timber shed, side access leading to:

FRONT GARDEN

Laid to lawn with crazy paved pathway, mature tree.

GARAGE

In adjacent block of two garages.













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

