



Kempsters
ESTATE AGENTS

22 Marlborough Close
North Grays RM16 2SU

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Offers in excess of
£380,000

This four bedroomed detached house is situated in a quiet cul-de-sac location within walking distance of local shops and schools. The property requires a degree of modernisation and is offered with no onward chain.



- Lounge 16'6 x 14'4
- Dining Room 10'4 x 9'3
- Kitchen/Breakfast Room 11'9 x 10'5
- Bedroom One 10'7 x 10'
- Bedroom Two 10'6 x 9'2
- Bedroom Three 10'3 x 8'7
- Bedroom Four 9' x 8'7
- Bathroom
- Rear Garden Approx 22' x 28'
- Part Integral Garage Plus Driveway Providing Off Road Parking For Two Vehicles

ENTRANCE HALL

Textured ceiling, carpet.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, textured ceiling, suite comprising wash hand basin and low flush toilet, carpet.

LOUNGE

16'6 x 14'4 (5.03m x 4.37m)

Double glazed bow window to front, coved and textured ceiling, access to first floor, two radiators, power points, fitted carpet. Open plan to:

DINING ROOM

10'4 x 9'3 (3.15m x 2.82m)

Double glazed French doors with matching side windows lead to rear garden, coved and textured ceiling, radiator, power points, fitted carpet.

KITCHEN/BREAKFAST ROOM

11'9 x 10'5 (3.58m x 3.18m)

Half opaque double glazed door to side, double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, inset double double bowl sink unit, breakfast bar, integrated double oven and hob, space for washing machine and fridge, tiling to three walls, radiator, power points, vinyl flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE

10'7 x 10' (3.23m x 3.05m)

Double glazed window to rear, textured ceiling, built-in double wardrobe, fitted dressing unit with wash hand basin, radiator, power points, fitted carpet.

BEDROOM TWO

10'6 x 9'2 (3.20m x 2.79m)

Double glazed window to rear, built-in double wardrobe, radiator, power points, fitted carpet

BEDROOM THREE

10'3 x 8'7 (3.12m x 2.62m)

Double glazed window to front, textured ceiling, built-in double wardrobe, radiator, power point, carpet.



BEDROOM FOUR

9' x 8'7 (2.74m x 2.62m)

Double glazed window to front, textured ceiling, built-in cupboard housing gas central heating boiler, radiator, power point, carpet.

BATHROOM

Opaque double glazed window to side, textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, radiator, tiled walls, carpet.

REAR GARDEN

in excess of 22' x in excess of 28' (in excess of 6.71m' x in excess of 8.53m')

Decorative stone area, remainder laid to lawn with shrub borders, outside tap. Personal door to:

PART INTEGRAL GARAGE

15'2 x 8' (4.62m x 2.44m)

With power and light.

FRONT GARDEN

Cobbled driveway providing off road parking for two vehicles, decorative stone bed with mature shrubs.









