



Kempsters
ESTATE AGENTS

5 College Way
Woodside Grays RM16 2EF



Asking price
£345,000

This very well presented three bedroomed semi detached house is situated within the popular Quantum development in the Woodside area of Grays. Features include a a bright lounge/diner, fitted kitchen, good size bedrooms, stylish bathroom, sunny west facing rear garden plus off road parking for two vehicles.



- Lounge/Diner 16'11 x 11'10>10'9
- Fitted Kitchen 9'9 x 8'11
- Ground Floor Cloakroom
- Bedroom One 10'3 x 10'1
- Bedroom Two 16'11 x 8'9
- Bedroom Three 10'4 x 6'9
- Stylish Bathroom
- Sunny West Facing Rear Garden Approx 35'
- Two Parking Spaces
- Visitor Parking In Nearby Bay

ENTRANCE HALL

Double glazed window to front, smooth plastered ceiling with inset spotlights, access to first floor, built-in under stairs storage cupboard, radiator, power points, tiled floor.

GROUND FLOOR CLOAKROOM

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

LOUNGE/DINER

16'11 x 11'10 reducing to 10'9 (4.88m'3.35m x 3.35m'3.05m reducing to 3.05m'2.74m)

Double glazed window to front, double glazed French doors lead to rear garden, smooth plastered ceiling with inset spotlights, built-in storage cupboard, radiator, power points, laminate floor.

KITCHEN

9'9 x 8'11 (2.74m'2.74m x 2.44m'3.35m)

Double glazed window to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, fridge/freezer, dishwasher and washing machine, concealed gas central heating boiler, power points, tiled floor.

FIRST FLOOR LANDING

Double glazed window to front, smooth plastered ceiling with inset spotlights, access to loft space, large built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM ONE

10'3 x 10'1 (3.05m'0.91m x 3.05m'0.30m)

Double glazed window to rear, smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.



BEDROOM TWO

16'11 x 8'9 (4.88m'3.35m x 2.44m'2.74m)

Double glazed windows to front and rear, smooth plastered ceiling with inset spotlights, fitted triple wardrobe, radiator, power points, fitted carpet.

BEDROOM THREE

10'4 x 6'9 (3.05m'1.22m x 1.83m'2.74m)

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

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, tiling to bath area, radiator, tiled floor.

SUNNY WEST FACING REAR GARDEN in excess of 35' (in excess of 10.67m')

Large patio area, remainder laid to lawn with decorative pebble bed, decking at rear with timber shed, outside tap, side access leads to front.

PARKING



Two spaces in front of the house plus visitor parking nearby.

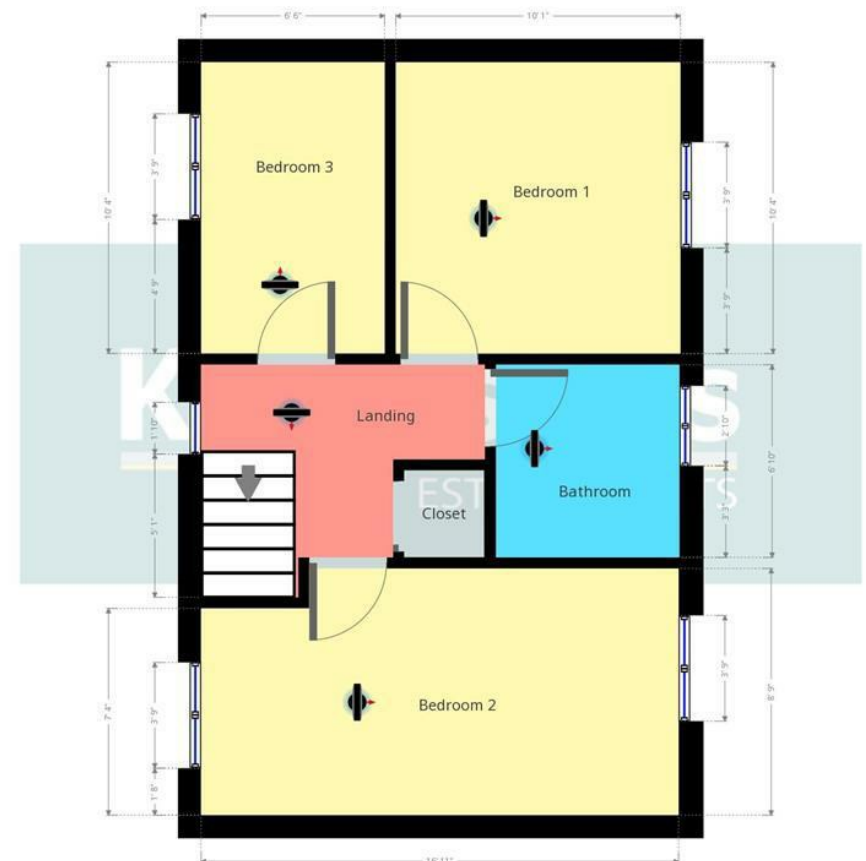
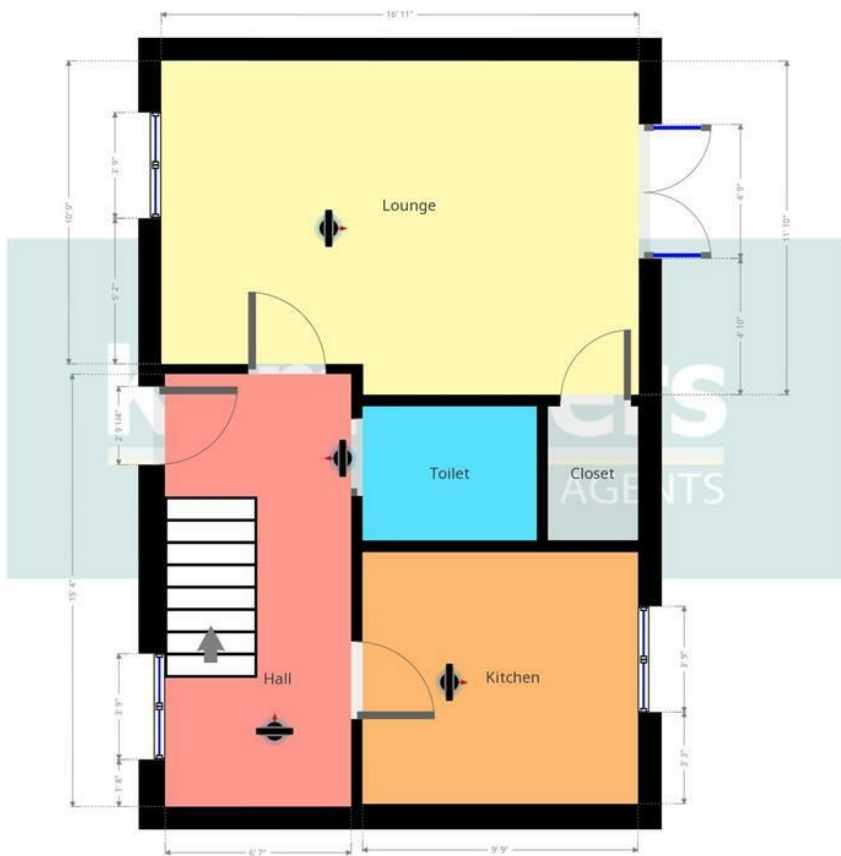












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This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	88	88
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A	91	91
	(61-81) B		
	(40-60) C		
	(20-39) D		
	(10-19) E		
	(1-9) F		
	(0-0) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	