





**Guide Price £585,000-£610,000.** This outstanding three double bedroomed detached bungalow is situated in a great location within easy reach of local shops, schools and Grays town centre. The property has been maintained to the highest of standards throughout and features include a stunning fitted kitchen/breakfast room, lounge with bi-folding doors leading to the 70' rear garden, stylish four piece bathroom, workshop, games room and fitted barbecue in the garden plus off road parking for 6/7 vehicles.



- Lounge 18' x 11'9
- Stunning Kitchen/Breakfast Room 22'2 x 13'
- Bedroom One 14'1 (into bay) x 12'11
- Bedroom Two 13'10 x 10'11
- Bedroom Three 11'11 x 11'10
- Stylish Four Piece Bathroom 8'4 x 7'1
- Rear Garden Approx 70'
- Games Room 17'1 x 8'4
- Workshop 17'3 x 14'1
- Off Road Parking For 6/7 Vehicles



### ENTRANCE PORCH

Smooth plastered ceiling with inset spotlight, tiled floor. Partially opaque double glazed door with opaque double glazed side windows leads to:

### ENTRANCE HALL

Coved and smooth plastered ceiling, large built-in cloaks cupboard, built-in meter cupboard, two radiators, power points, fitted carpet.

### BEDROOM ONE

14'1 (into bay) x 12'11 (4.29m (into bay) x 3.94m)

Double glazed bay window to front, coved and smooth plastered ceiling, range of fitted wardrobes with matching bedside cabinets and chest of drawer units, radiator, power points, fitted carpet.

### BEDROOM THREE

11'11 x 11'10 (3.63m x 3.61m)

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

### BEDROOM TWO

13'10 x 10'11 (4.22m x 3.33m)

Double glazed window to side, double glazed 'skylight', range of wardrobes with matching dressing unit and bedside cabinet, radiator, power points, laminate floor.

### BATHROOM

Opaque double glazed window to side, coved and smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, large shower cubicle, low flush toilet and large vanity unit with inset wash hand basin, partly tiled walls, radiator, vinyl flooring.



### KITCHEN/BREAKFAST ROOM

22'2 x 13' (6.76m x 3.96m)

Double glazed French doors to side, double glazed window to rear, double glazed 'skylight', smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting granite work surfaces, matching breakfast bar, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, freezer and wine cooler, integrated space for dishwasher, washing machine and fridge/freezer, two radiators, power points, tiled floor.

### LOUNGE

18' x 11'9 (5.49m' x 3.35m'2.74m)

Double glazed bi-folding doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

### REAR GARDEN

in excess of 70' (in excess of 21.34m)

Brick paved and concrete patio areas, lawn area, decorative stone bed with raised flower beds, outside tap, outside lighting, covered koi pond and fitted barbecue with extractor canopy to remain, two







large outbuildings at rear that could have a variety of uses and currently comprising: Workshop 17'3 x 14'1 with power, light and electric door. Games Room 17'1 x 8'4 with double glazed windows, smooth plastered ceiling, power points and laminate floor.

### FRONT GARDEN

Brick paved providing off road parking for six or seven vehicles, small lawn area.























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](mailto:sales@kempsters.com)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	