



**Kempsters**  
ESTATE AGENTS

32 Fairway  
Stifford Clays Grays RM16 2AD

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Asking price  
**£440,000**



**This well presented three bedroomed semi detached house is situated in a great location close to local shops and schools. Features include a bright lounge, dining room, fitted kitchen, conservatory, stylish bathroom, approx 85' rear garden, garage and parking for three vehicles plus no onward chain.**



- Lounge 12'7 x 11'3
- Dining Room 12'3 x 11'5
- Fitted Kitchen 8'9 x 8'
- Conservatory 18'6 x 8'1
- Bedroom One 13'1 x 11'4
- Bedroom Two 12'4 x 11'2
- Bedroom Three 8'11 x 8'
- Stylish Bathroom
- Rear Garden Approx 85'
- Garage Plus Off Road Parking For Three Vehicles



### ENTRANCE HALL

Double glazed arched window to front, smooth plastered ceiling, access to first floor, under stairs storage cupboard, radiator, power point, laminate floor.

### LOUNGE

12'7 x 11'3 (3.84m x 3.43m)

Double glazed half bay window to front, coved and smooth plastered ceiling, feature fireplace with inset log burner, radiator, power points, laminate floor.

### DINING ROOM

12'3 x 11'5 (3.73m x 3.48m)

Glazed door with matching side windows leads to conservatory, coved and smooth plastered ceiling, radiator, power points, laminate floor.

### KITCHEN

8'9 x 8' (2.67m x 2.44m)

Double glazed window to rear, half double glazed door to side, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and fridge, partly tiled walls, power points, laminate floor.

### CONSERVATORY

18'6 x 8'1 (5.64m x 2.46m)

Double glazed windows to rear and side, double glazed French doors lead to rear garden, fitted cupboard housing gas central heating boiler, work surface with space beneath for washing machine, further appliance spaces, radiator, power points, fitted carpet.

### FIRST FLOOR LANDING

Opaque double glazed arched window to side, smooth plastered ceiling, access to loft space, picture rail, fitted carpet.



### BEDROOM ONE

13'1 x 11'4 (3.99m x 3.45m)

Double glazed half bay window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### BEDROOM TWO

12'4 x 11'2 (3.76m x 3.40m)

Double glazed window to rear, smooth plastered ceiling, fitted airing cupboard, two fitted double wardrobes, radiator, power points, fitted carpet.

### BEDROOM THREE

8'11 x 8' (2.72m x 2.44m)

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

### BATHROOM

Opaque double glazed window to front, smooth plastered ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, tiled walls, heated towel rail, tiled floor.







## REAR GARDEN

in excess of 85' (in excess of 25.91m')

Large decking area, pergola, lawn area with mature shrubs, conifers and trees, ornamental fish pond, large summer house (15'8 x 9'8) with power and light, outside tap. Personal door to:

## GARAGE

With power and light.

## FRONT GARDEN

Brick paved providing off road parking for three vehicles, shrub and tree borders.







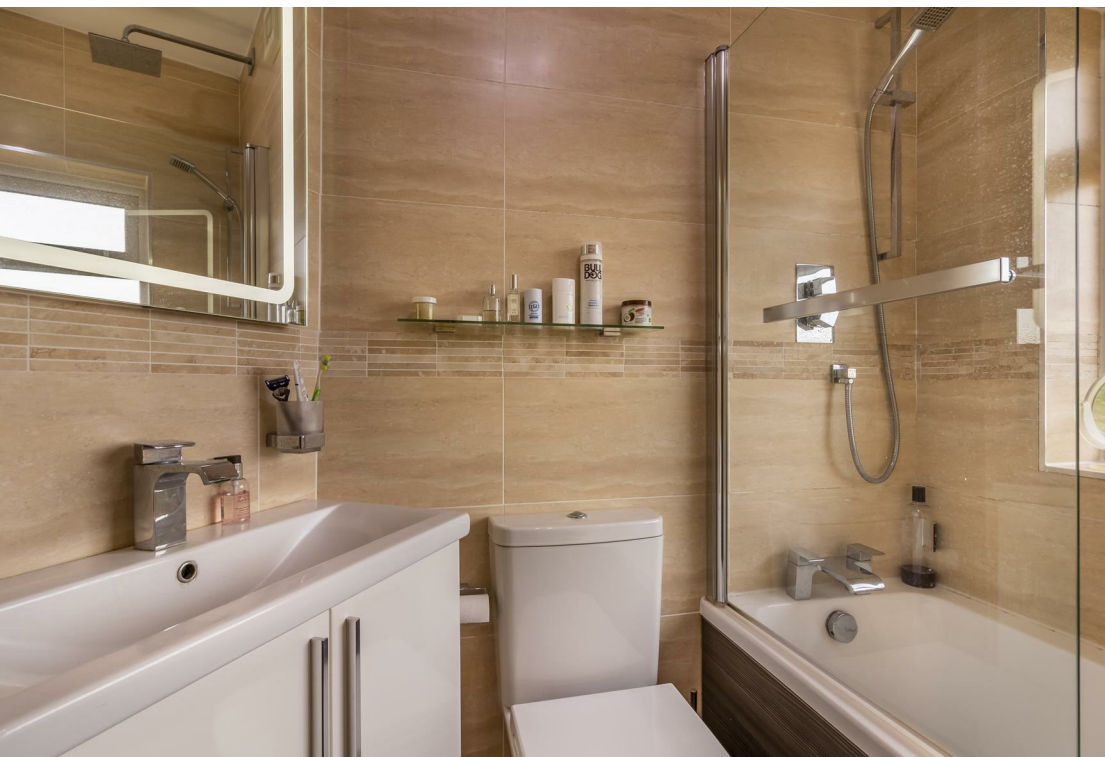








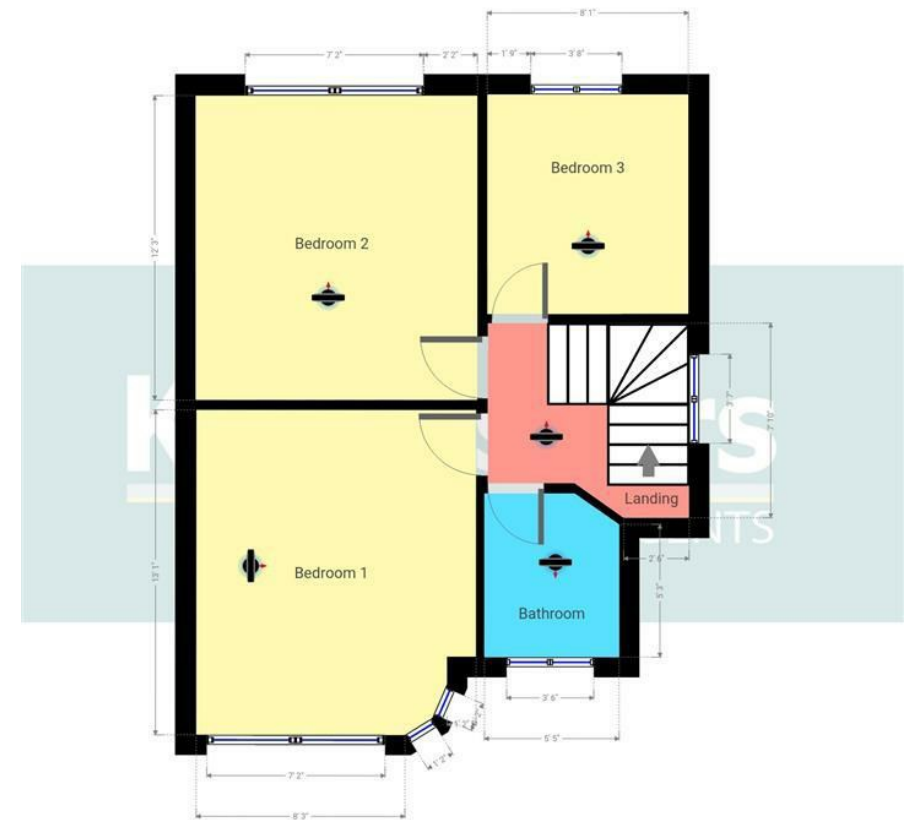








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(39-49) <b>D</b>		
(43-54) <b>E</b>			(29-54) <b>E</b>		
(31-42) <b>F</b>			(11-30) <b>F</b>		
(1-30) <b>G</b>			(1-10) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	