



Kempsters
ESTATE AGENTS

20 Woodward Close
Grays RM17 5RP

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Asking price
£475,000

This spacious three bedroomed detached bungalow is situated in a much sought after location within easy reach of Grays town centre and is offered with no onward chain. Features include an extended kitchen/diner, lounge overlooking the rear garden, a bathroom and separate shower room, approx 40' x 40' rear garden plus attached garage via own driveway.



- Sought After Location
- Lounge 14'9 x 13'5
- Fitted Kitchen/Diner 20'9 x 11'5
- Bedroom One 14'4 x 11'11
- Bedroom Two 11'4 x 11'4
- Bedroom Three 10'5 x 7'8
- Bathroom And Shower Room
- Rear Garden Approx 40' x 40'
- Garage Via Own Driveway
- No Onward Chain



ENTRANCE HALL

Coved and textured ceiling, access to loft space with ladder, large built-in cloaks cupboard, radiator, power point, fitted carpet.

BEDROOM ONE

14'4 x 11'11 (4.27m'1.22m x 3.35m'3.35m)

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

BEDROOM TWO

11'4 x 11'4 (3.35m'1.22m x 3.35m'1.22m)

Double glazed window to side, coved and textured ceiling, built-in airing cupboard with radiator, radiator, power points, fitted carpet.

BEDROOM THREE

10'5 x 7'8 (3.05m'1.52m x 2.13m'2.44m)

Double glazed window to front, coved and textured ceiling, two double fitted wardrobes with cupboards above and inset dressing unit, radiator, power points, fitted carpet.

SHOWER ROOM

Opaque double glazed window to side, textured ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, fitted carpet.

BATHROOM

Opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, suite comprising bath, vanity unit with inset wash hand basin and low flush toilet, vanity cupboard with inset mirror, heated towel rail, tiled walls, fitted carpet.



LOUNGE

14'9 (plus door recess) x 13'5 (4.27m'2.74m (plus door recess) x 3.96m'1.52m)

Two opaque double glazed windows to side, large double glazed picture window overlooking rear garden, feature fireplace with inset coal effect gas fire, two radiators, power points, fitted carpet.

KITCHEN/DINER

20'9 x 11'5 (6.10m'2.74m x 3.35m'1.52m)

Double glazed picture window overlooking the rear garden, double glazed window and partially opaque

glazed door to side, coved and textured ceiling ceiling to dining area, range of base and eye level units with contrasting work surfaces, inset double drainer sink unit, integrated oven, hob and concealed extractor, space for washing machine, fridge/freezer can remain if required, two radiators, tiling to three walls, power points, tiled floor to kitchen area, fitted carpet to dining area.

REAR GARDEN

Immediate patio area, remainder laid to lawn with mature shrub and tree borders, outside tap, timber



shed, personal door to garage. Side access leads to:

FRONT GARDEN

Brick paved with inset decorative slate bed. Brick paved driveway providing off road parking for two vehicles leads to:

ATTACHED GARAGE

15'8 x 8'1 (4.57m'2.44m x 2.44m'0.30m)

With electric door.













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 interpretation for illustrative purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (61-81) B (40-60) C (29-40) D (19-28) E (9-18) F 1-8 G		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (40-60) C (29-40) D (19-28) E (9-18) F 1-8 G	
82	59		
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	