



**Kempsters**  
ESTATE AGENTS

18 Carlton Road  
Woodside Grays RM16 2YA

3 1 2

Asking price  
**£500,000**



**This outstanding three bedroomed semi detached house has been extended to provide spacious ground floor accommodation and is situated in the 'ever popular' Woodside location. Features include a bright lounge, lovely open plan fitted kitchen/dining/family room, ground floor cloakroom, fitted wardrobes to all bedrooms, stylish bathroom, beautiful rear garden approx 70' with summer house, office and utility shed plus off road parking for two vehicles.**



- Lounge 16'10 x 11'8
- Lovely Open Plan Kitchen/Dining/Family Room 18'4 x 12'6>9'5 plus 11'8 x 8'3
- Ground Floor Cloakroom
- Bedroom One 14' x 12'1 (into wardrobes)
- Bedroom Two 11'8 (into wardrobes) x 11'6
- Bedroom Three 8'6 x 7'4
- Fitted Wardrobes To All Bedrooms
- Stylish Four Piece Bathroom
- Mature Rear Garden Approx 70' With Summer House, Office And Utility Shed
- Off Road Parking For Two Vehicles





### ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, access to first floor, built-in under stairs storage cupboard, radiator, power point, oak flooring.

### GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, suite comprising vanity unit with inset wash hand basin and low flush toilet, tiled walls, radiator, tiled floor.

### LOUNGE

16'10 x 11'8 (4.88m'3.05m x 3.35m'2.44m)

Double glazed half bay window to front, coved and smooth plastered ceiling, feature fireplace with raised hearth, radiator, power points, oak flooring.

### KITCHEN/DINING/FAMILY ROOM

18'4 x 12'6 reducing to 9'5 plus 11'8 x 8'3 (5.49m'1.22m x 3.66m'1.83m reducing to 2.74m'1.52m )

Kitchen area: Double glazed window to rear, half opaque double glazed door to side, smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with 'Corian' work surfaces, inset single drainer sink unit, integrated oven, hob, concealed extractor, fridge/freezer and dishwasher, power points, tiled floor. Open plan to:

Dining/family area: Double glazed window to side, double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling with inset spotlights, two radiators, power points, oak flooring.

### FIRST FLOOR LANDING

Opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, fitted carpet.

### BEDROOM ONE

14' x 12'1 (into wardrobes) (4.27m' x 3.66m'0.30m (into wardrobes))

Double glazed half bay window to front, smooth plastered ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

### BEDROOM TWO

11'8 (into wardrobes) x 11'6 (3.35m'2.44m (into wardrobes) x 3.35m'1.83m)

Double glazed window to rear, smooth plastered ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

### BEDROOM THREE

8'6 x 7'4 (2.44m'1.83m x 2.13m'1.22m)

Double glazed window to front, smooth plastered ceiling, range of fitted wardrobes with matching bridging units, radiator, power points, fitted carpet.

### BATHROOM

8'5 x 8'4 (2.44m'1.52m x 2.44m'1.22m)

Opaque double glazed windows to rear and side, smooth plastered ceiling with inset spotlights, suite comprising free standing bath, wash hand basin, low flush toilet and large shower cubicle, heated towel rail, tiled walls, tiled floor.

### REAR GARDEN

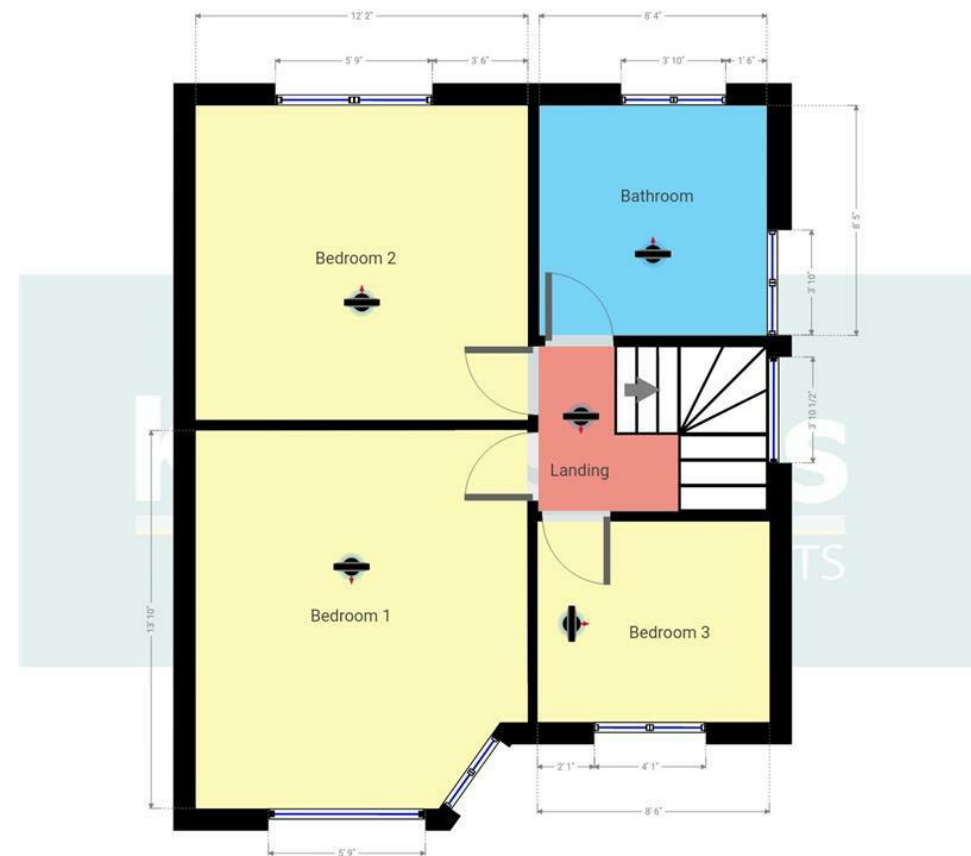
in excess of 70' (in excess of 21.34m')

Large patio area, neatly laid lawn with mature flower and shrub borders, summer house, similar outbuilding which is currently being used as an office, outside tap, outside lighting, door to attached shed with wall mounted gas central heating boiler, space and plumbing for washing machine, further appliance spaces, power points. Access to:

### FRONT GARDEN

Brick paved providing off road parking for two vehicles, raised shrub and conifer bed.





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 <b>A</b>			92-100 <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>		
49-54 <b>E</b>			49-54 <b>E</b>		
45-48 <b>F</b>			45-48 <b>F</b>		
39-44 <b>G</b>			39-44 <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	