Kempsters ESTATE AGENTS

32 Windsor Avenue
North Grays RM16 2UB

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Asking price
£408,000

This three bedroomed semi detached house is situated in a highly sought after location within easy reach of local shops, schools and Grays town centre. The property requires a large degree of modernisation throughout and is offered with no onward chain.

- Lounge/diner 24’3 x 11’3 reducing to 8’11
- Kitchen 10’7 x 7’10
- Lean To 16’3 x 6’3
- Bedroom One 13’4 x 10’ (into wardrobes)
- Bedroom Two 11’ x 10’7
- Bedroom Three 10’4 x 7’
- Rear Garden Approx 120’
- Two Garages At Rear
- No Onward Chain
- Potential For Extension (subject to planning consents)

ENTRANCE PORCH
Tiled floor. Partially opaque glazed door with side window leads to:

ENTRANCE HALL
Coved and textured ceiling, access to first floor, under stairs storage cupboard, radiator, carpet.

LOUNGE/DINER
24'3 x 11'3 reducing to 8'11 (7.32m'0.91m x 3.35m'0.91m reducing to 2.44m'3.35m)
Double glazed bow window to front, double glazed window to side, double glazed patio doors lead to lean to, coved and textured ceiling, two radiators, power points, carpet.

KITCHEN
10'7 x 7'10 (3.05m'2.13m x 2.13m'3.05m)
Window and door lead to lean to, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, built-in larder cupboard, power points, laminate floor.

LEAN TO
16'3 x 6'3 (4.88m'0.91m x 1.83m'0.91m)
Double glazed windows and double glazed French doors lead to rear garden, power points.

FIRST FLOOR LANDING
Textured ceiling, access to loft space, carpet.

BEDROOM ONE
13'4 x 10' (into wardrobes) (3.96m'1.22m x 3.05m' (into wardrobes))
Double glazed window to front, textured ceiling, range of fitted wardrobes, matching cupboard housing gas central heating boiler, radiator, power points.

BEDROOM TWO
11' x 10'7 (3.35m' x 3.05m'2.13m)
Double glazed window to rear, textured ceiling, range of fitted wardrobes, radiator, power points.

BEDROOM THREE
10'4 x 7' (3.05m'1.22m x 2.13m')
Double glazed window to front, power point.

SHOWER ROOM
Opaque double glazed window to rear, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, radiator, tiled walls, vinyl flooring.

REAR GARDEN
in excess of 120' (in excess of 36.58m')
Large patio area, remainder laid to lawn with mature shrubs and trees

PARKING
Two garages in block at rear approached via side access plus potential parking in rear garden if required.

FRONT GARDEN
Laid to lawn with shrub borders.

COUNCIL TAX

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Band D: £1,735 per year

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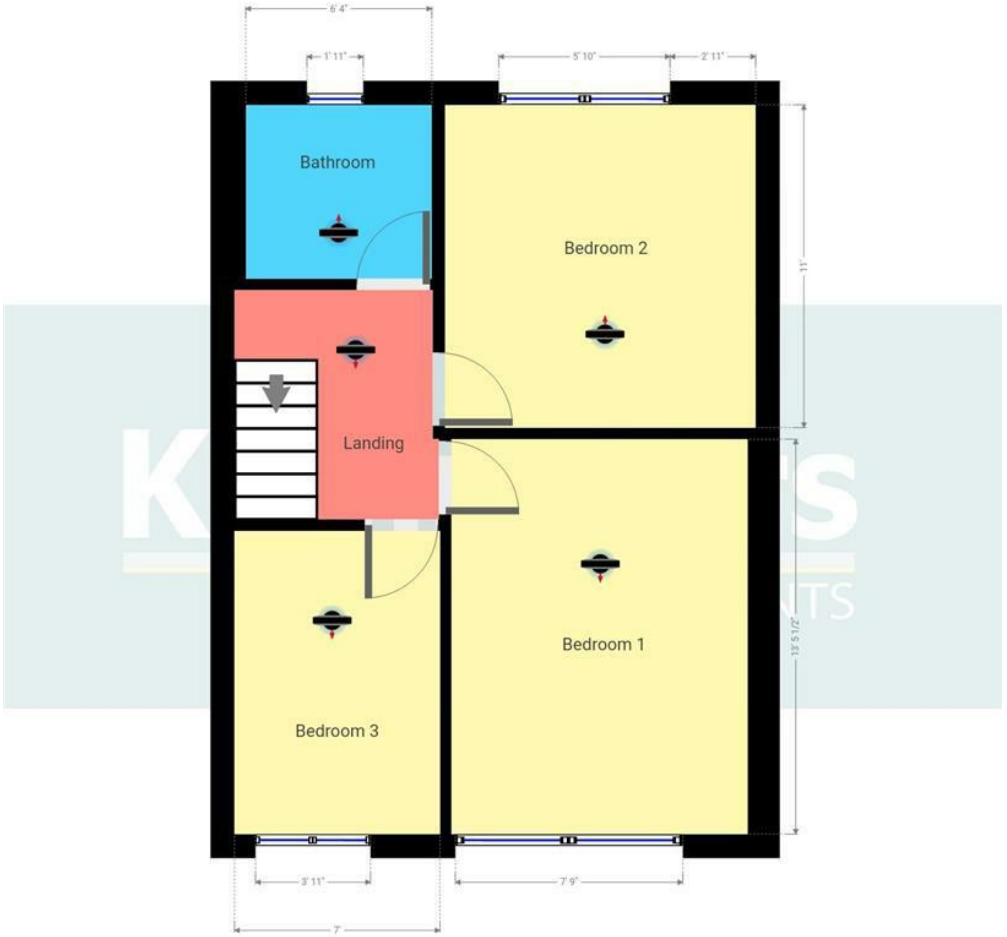

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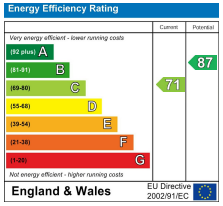

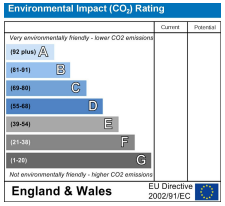

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