



Kempsters

**Kempsters**  
ESTATE AGENTS

37 Seaborough Road  
Chadwell St Mary Grays RM16 4PA

3 2 2

Asking price  
**£380,000**



**This extended three bedroomed end of terrace house is situated on a wide corner plot and offers potential for further extension (subject to planning permission) or ample parking. The property requires a degree of modernisation and is offered with no onward chain.**

- No Onward Chain
- Some Decoration Required
- Wide Corner Plot Offering Potential For Ample Parking Or Further Extension (subject to planning permission)
- Spacious Lounge
- Fitted Kitchen And Offset Dining Area
- Ground Floor Shower Room And First Floor Shower Room
- Good Size Bedrooms
- Sunny West Facing Rear Garden
- Off Road Parking





### ENTRANCE PORCH

Fitted carpet. Partially opaque double glazed door leads to:

### ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, power point, fitted carpet.

### LOUNGE

19'5 x 11'2 (5.92m x 3.40m)

Double glazed windows to front and side, coved and textured ceiling, feature fire surround with inset log effect fire, radiator, power points, fitted carpet.

### KITCHEN

11'8 x 10'9 (3.56m x 3.28m)

Double glazed window and partially opaque double glazed door leads to garden, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for washing machine and fridge/freezer, concealed gas central heating boiler, built-in under stairs storage cupboard, power points, tiled floor. Open plan to:

### DINING AREA

11' x 8'4<9'6 (3.35m x 2.54m<2.90m)

Double glazed window, coved and textured ceiling, access to extension loft space, fitted storage cupboard, two radiators, power points, fitted carpet.

### GROUND FLOOR SHOWER ROOM

Opaque double glazed window, smooth plastered ceiling with inset spotlights, suite comprising jet shower cubicle, vanity unit with inset wash hand basin and low flush toilet, extractor fan, radiator, tiled walls, tiled floor.

### FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard, power point, fitted carpet.



### BEDROOM ONE

11'9 x 10'10 (3.58m x 3.30m)

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

### BEDROOM TWO

11'7 x 8'9 (3.53m x 2.67m)

Double glazed window to front, coved and textured ceiling, built-in double wardrobe/cupboard, radiator, power points.

### BEDROOM THREE

11'2 x 7'4 reducing to 3'8 (3.40m x 2.24m reducing to 1.12m)

Double glazed window to side, coved and textured ceiling, built-in wardrobe recess, radiator, power points, carpet.

### SHOWER ROOM

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







### REAR GARDEN

Laid with patio and decorative stone, mature shrub border, greenhouse, outside tap. Door to large brick built storage shed/potential home office 16'7 x 8'1.

### FRONT AND SIDE GARDEN

approx 75' wide (approx 22.86m' wide)

Laid to lawn with mature flowers, shrubs and trees, patio driveway providing off road parking approached via wrought iron gates. Potential to create additional parking if required.

### COUNCIL TAX

Band C























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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

