



Kempsters

Kempsters
ESTATE AGENTS

28 Waverley Gardens
North Grays RM16 2TJ



Offers in excess of
£410,000

This lovely two bedroomed semi detached bungalow is situated in sought after cul-de-sac location and overlooks a green to the front. The property has been well maintained throughout and would make an ideal home for retirement, although also offers tremendous potential to extend if required (subject to usual consents).



- Sought After Cul-De-Sac Location
- Lounge Overlooking Rear Garden
- Fitted Kitchen With Range And Granite Work Surfaces
- Good Size Bedrooms
- Stylish Bathroom With Four Piece Suite
- Rear Garden Approx 75'
- Off Road Parking For Three Vehicles
- Made To Measure Shutters In Front Windows



ENTRANCE HALL

Coved and textured ceiling, access to loft space, radiator, laminate floor.

BEDROOM ONE/SITTING ROOM

15'2 x 11'7 (4.57m'0.61m x 3.35m'2.13m)

Double glazed bay window with fitted shutters to front, coved and textured ceiling, feature fireplace with inset log burner, radiator, laminate floor.

BEDROOM TWO

11'6 x 9'5 (3.35m'1.83m x 2.74m'1.52m)

Double glazed window to front with fitted shutters, coved and textured ceiling, range of fitted wardrobes, radiator, laminate floor.

LOUNGE

13'9 x 11'7 (3.96m'2.74m x 3.35m'2.13m)

Double glazed French doors lead to rear garden, coved and textured ceiling, feature fireplace with inset log burner, laminate floor.

KITCHEN

10' x 9'4 (3.05m' x 2.74m'1.22m)

Double glazed window and opaque double glazed door to side, textured ceiling, range of base and eye level units with granite work surfaces, inset single drainer sink unit, large range style cooker, space for washing machine and fridge, concealed gas central heating 'combi' boiler, tiled floor.

BATHROOM

Two opaque double glazed windows to rear, textured ceiling, suite comprising bath, pedestal wash hand basin, low flush toilet and walk-in shower cubicle, radiator, tiled walls, tiled floor.

REAR GARDEN

in excess of 75' (in excess of 22.86m')

Neatly laid to lawn with mature flower and shrub border, two timber sheds and one large outbuilding (formerly the garage). Side access leads to:



FRONT GARDEN

Crazy paved providing off road parking for three vehicles.

COUNCIL TAX

Band D















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. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (27-38) F (1-26) G		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (27-38) F (1-26) G	
Not energy efficient - higher running costs England & Wales		Not environmentally friendly - higher CO ₂ emissions England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	