



**Kempsters**  
ESTATE AGENTS

3 Badgers Mount  
Orsett Heath Grays RM16 3JB

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Offers in excess of  
**£499,995**



This lovely four bedroom detached house is situated in a nice position overlooking a green. The property offers very flexible accommodation which includes an annex with bedroom/games room, bathroom and utility area. There is a bright lounge and fitted kitchen/diner which both look over the south facing garden plus there is an attached garage and ample off road parking. 360 VIRTUAL TOUR AVAILABLE.



- Lounge 17'7 x 11'3
- Fitted kitchen/diner 18'9 x 11'4
- Annex bedroom/games room 12'10 x 10'11
- Annex bathroom
- Annex utility area
- Four bedrooms
- Stylish shower room
- Sunny south facing rear garden approx 36' x 30'
- Attached garage
- Off road parking for several vehicles



### ENTRANCE HALL

Coved and textured ceiling, door to inner cloaks lobby which has a further door to the garage, access to first floor, under stairs cupboard housing gas central heating boiler, built-in double cupboard, radiator, power points, laminate floor.

### GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, textured ceiling, suite comprising wash hand basin and low flush toilet, radiator, tiled floor.

### LOUNGE

17'7 x 13' (5.36m x 3.96m)

Double glazed bow window to front, double glazed French doors with matching side windows lead to rear garden, coved and textured ceiling, feature fireplace with inset coal effect electric fire, two radiators, power points, laminate floor.

### FITTED KITCHEN/DINER

18'9 x 11'4 (5.72m x 3.45m)

Two double glazed windows and double glazed door lead to rear garden, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave, hob, canopy with extractor and dishwasher, space for fridge/freezer, radiator, power points, laminate floor.

### ANNEXE HALL/UTILITY AREA

Double glazed window and double glazed door lead to garden, textured ceiling, cupboard with work surface and double cupboard above, space for washing machine and tumble dryer, door to garage, radiator, power points, tiled floor.

### ANNEXE BEDROOM/GAMES ROOM

12'10 x 10'11 (3.66m'3.05m x 3.05m'3.35m)

Double glazed window to rear, double glazed French doors lead to garden, coved and textured ceiling, radiator, power points, fitted carpet.



### ANNEXE BATHROOM

Opaque double glazed window, textured ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, partly tiled walls, heated towel rail, tiled floor.

### FIRST FLOOR LANDING

Double glazed window to front, coved and textured ceiling, access to loft space, power point, built-in airing cupboard, fitted carpet.

### BEDROOM ONE

13'1 x 9'9 (3.99m x 2.97m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.

### BEDROOM TWO

10'4 x 9'9 (3.15m x 2.97m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.







### BEDROOM THREE

11'6 x 8'10 (3.51m x 2.69m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.

### BEDROOM FOUR

9'10 (into wardrobes) x 7'10 (into wardrobe) (3.00m (into wardrobes) x 2.39m (into wardrobe))

Currently used as a dressing room. Double glazed window to front, coved and textured ceiling, range of fitted wardrobes to two walls, radiator, power points, fitted carpet.

### SHOWER ROOM

Opaque double glazed window to side, textured ceiling with inset spotlights, suite comprising shower cubicle, wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

### SOUTH FACING REAR GARDEN

in excess of 36' x 30' (in excess of 10.97m' x 9.14m')

Patio area, lawn area with mature shrub, conifer and tree borders, further patio area providing hard standing for, shed, pergola, outside tap. Side access leads to:

### FRONT GARDEN

Brick paved providing off road parking for several vehicles and leading to:

### ATTACHED GARAGE

With electric door, power and light.

### N.B.

The green at the front is jointly owned by all of the residents of Badgers Mount.



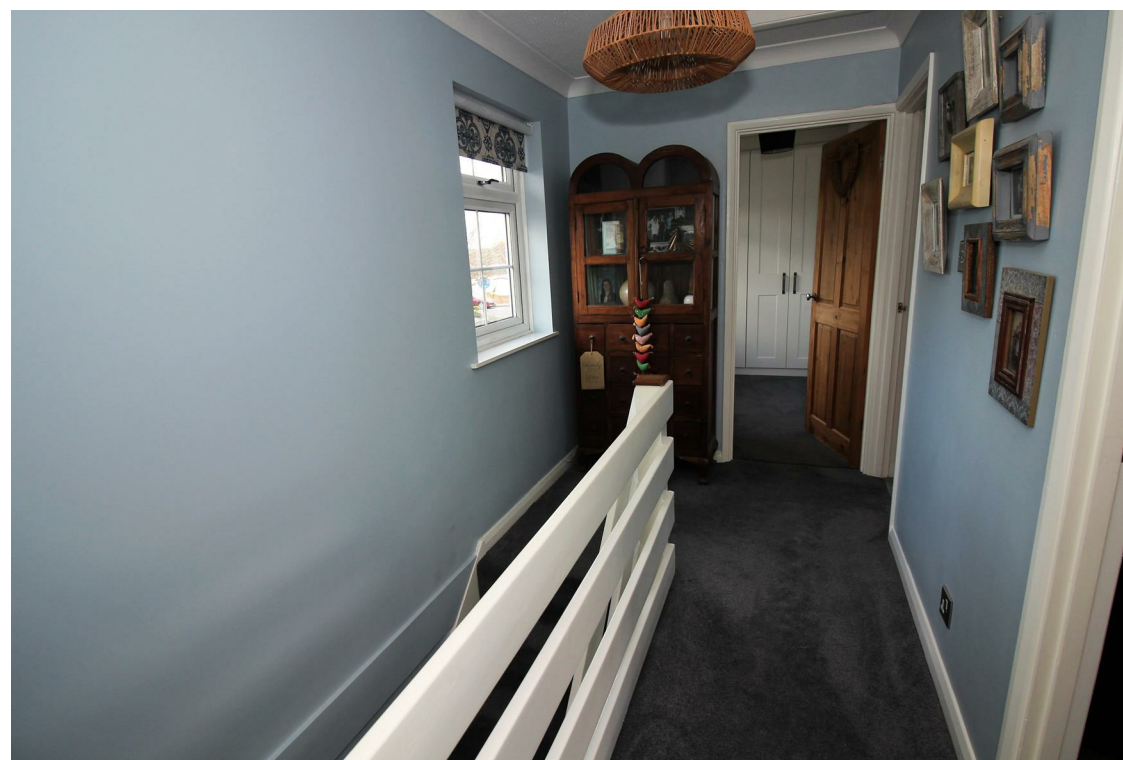








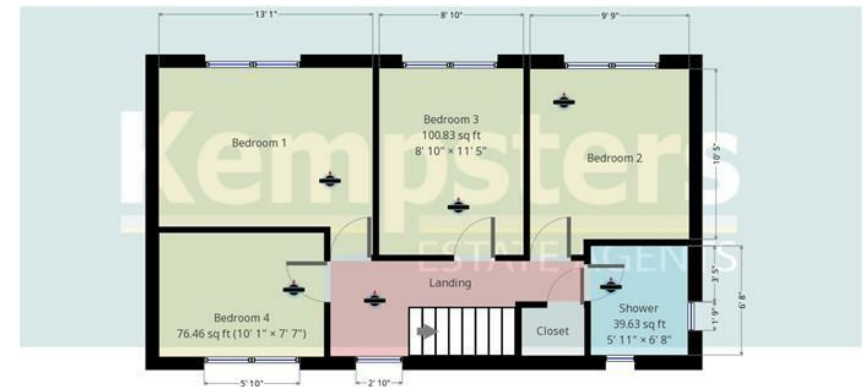
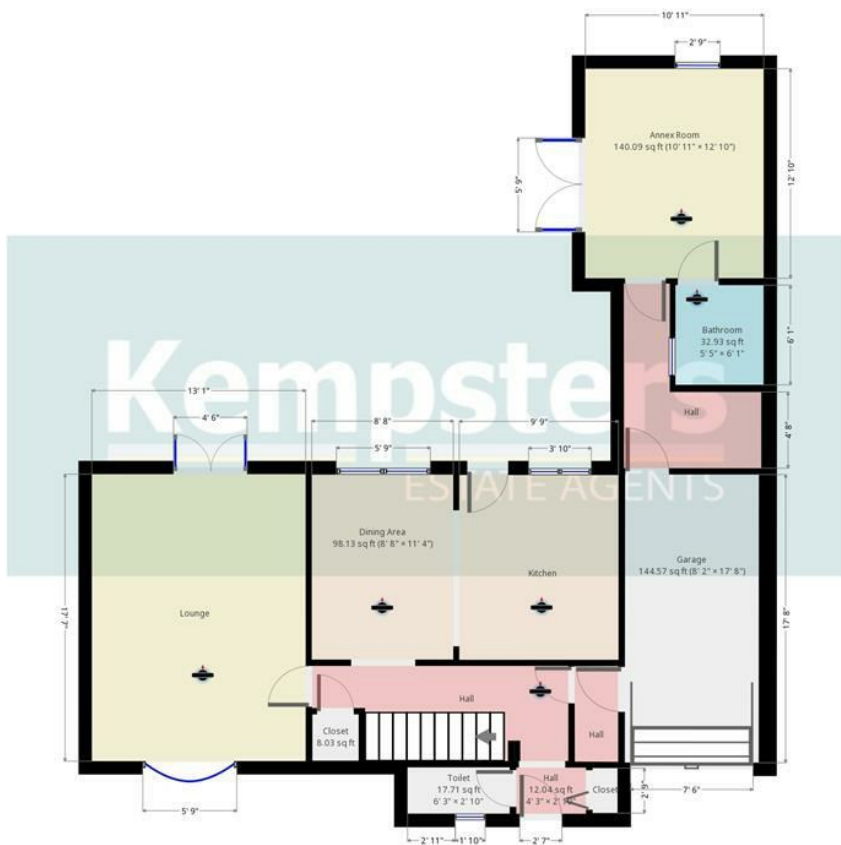












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