



Kempsters
ESTATE AGENTS

60 Morant Road
Chadwell St Mary Grays RM16 4UA

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Asking price
£284,000

This well presented three bedroom house offers spacious accommodation and is offered with no onward chain. Features include a large lounge, nicely fitted kitchen/breakfast room, good size bedrooms, stylish bathroom, approx 65' south facing rear garden plus ample parking in residents parking bays. 360 VIRTUAL TOUR AVAILABLE.



- Lounge 18'11 x 10'11
- Fitted kitchen/breakfast room 14'9 x 13'
- Bedroom one 12'9 x 9'11<13'1
- Bedroom two 11' x 10'11
- Bedroom three 8<10'11 x 7'8
- Bathroom & separate toilet
- South facing rear garden approx 65'
- Potential for off road parking at front and rear
- Ample parking in residents parking bays
- No onward chain

ENTRANCE PORCH

Double glazed windows to front and sides. Door to:

ENTRANCE HALL

Coved and textured ceiling, access to first floor, fitted storage cupboard, radiator, fitted carpet.

LOUNGE

18'11 x 10'11 (5.77m x 3.33m)

Double glazed window to front, double glazed French doors lead to rear garden, coved and textured ceiling, fireplace with pebble effect fire, radiator, power points, fitted carpet.

FITTED KITCHEN/BREAKFAST ROOM

14'9 x 13' (4.50m x 3.96m)

Double glazed window and half opaque double glazed door to rear, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and canopy with extractor, space for large fridge/freezer, space for washing machine, dishwasher and tumble dryer, partly tiled walls, heated towel rail, power points, tiled floor.

FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, built-in airing cupboard housing gas central heating boiler, fitted carpet.

BEDROOM ONE

12'9 x 9'11<13'1 (3.89m x 3.02m<3.99m)

Double glazed window to front, textured ceiling, radiator, power points, fitted carpet.

BEDROOM TWO

11' x 10'11 (3.35m x 3.33m)

Double glazed window to front, textured ceiling, radiator, power points.

BEDROOM THREE

8<10'11 x 7'8 (2.44m<3.33m x 2.34m)

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



BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin, tiled walls, heated towel rail, tiled floor.

SEPARATE TOILET

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlight, low flush toilet, tiled walls, tiled floor.

SOUTH FACING REAR GARDEN

in excess of 65' (in excess of 19.81m)

Large decking area, lawn with flower border, pergola, large brick paved area, two large storage sheds, further shed, rear vehicular access providing potential for parking if required.

FRONT GARDEN

Shrub border, potential for off road parking. Further parking in nearby residents parking bays.







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