



**Kempsters**  
ESTATE AGENTS

45 Charlotte Place  
Grays RM20 3JF

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Asking price  
**£270,000**



**This two bedroom end of terrace house is situated within easy walking distance of Chafford Hundred station and Lakeside shopping centre. Features include a large conservatory, fitted kitchen, lounge, fitted wardrobes to both bedrooms, shower room, courtyard style rear garden plus off road parking. 360 VIRTUAL TOUR AVAILABLE**



- Lounge 15'7 x 12'4
- Fitted kitchen 12'3 x 8'10
- Conservatory 13'7 x 10'9
- Bedroom one 11'11 x 8'10
- Bedroom two 12'4 x 7'2
- Fitted wardrobes to both bedrooms
- Shower room
- Courtyard style rear garden
- Driveway providing off road parking





## ENTRANCE

Door with opaque double glazed insert leads to:

## LOUNGE

15'7 x 12'4 (4.57m'2.13m x 3.66m'1.22m)

Double glazed bow window to front, coved and textured ceiling, access to first floor, fitted meter cupboard, feature fireplace with inset log effect fire, radiator, power points, laminate floor.

## KITCHEN

12'3 x 8'10 (3.66m'0.91m x 2.44m'3.05m)

Double glazed window and half opaque double glazed door lead to conservatory, coved and 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 concealed extractor, space for fridge/freezer, washing machine and tumble dryer, partly tiled walls, power points, tiled floor.

## CONSERVATORY

13'7 x 10'9 (3.96m'2.13m x 3.05m'2.74m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, wall mounted electric heater, power points, tiled floor.

## FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, power point, fitted carpet.

## BEDROOM ONE

11'11 x 8'10 (3.35m'3.35m x 2.44m'3.05m)

Double glazed window to rear, coved and smooth plastered ceiling, range of fitted wardrobes with inset dressing unit, matching chest of drawer unit, radiator, power points, fitted carpet.

## BEDROOM TWO

12'4 x 7'2 (3.66m'1.22m x 2.13m'0.61m)

Double glazed window to front, coved and smooth plastered ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.



## SHOWER ROOM

Coved and smooth plastered ceiling, extractor fan, suite comprising large shower cubicle, vanity unit with inset wash hand basin and low flush toilet, large built-in airing cupboard housing gas central heating boiler, heated towel rail, tiled walls, tiled floor.

## REAR GARDEN

Brick paved with fence surround, large timber shed. Two further parking spaces in nearby parking bay

## FRONT GARDEN

Brick paved with parking space.









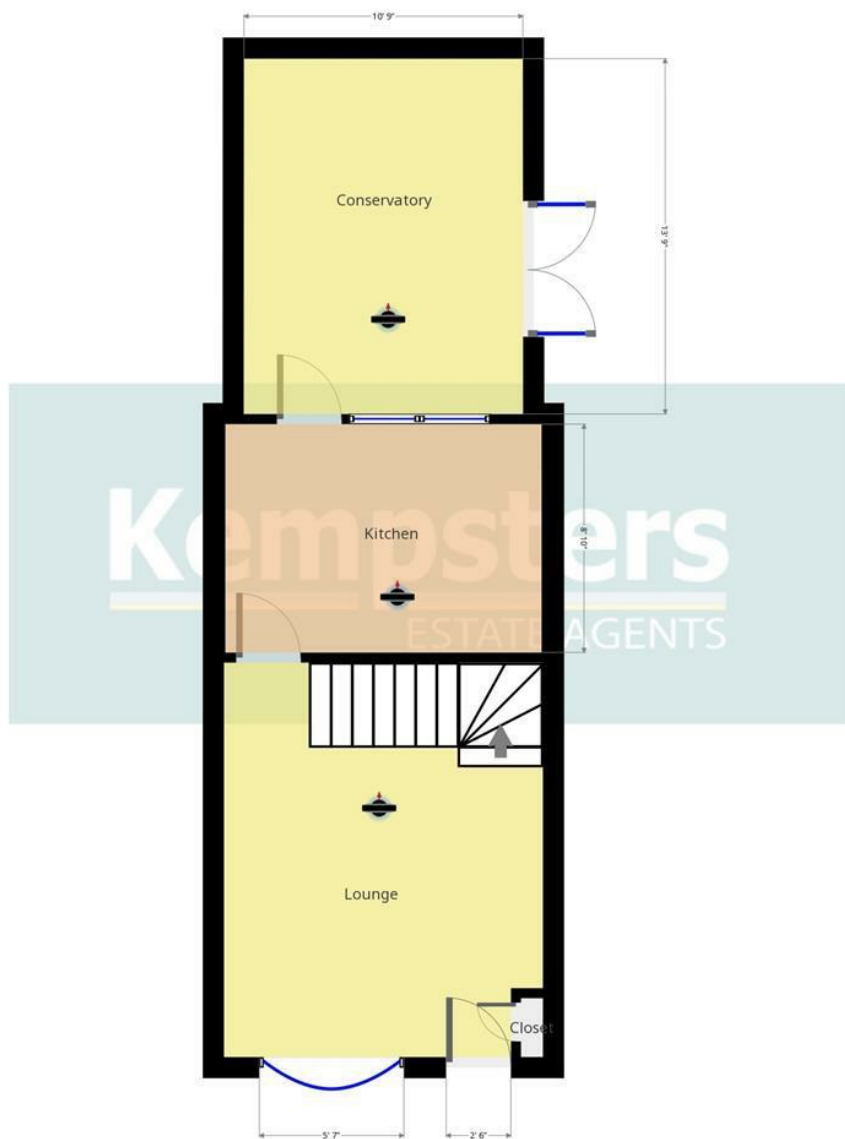




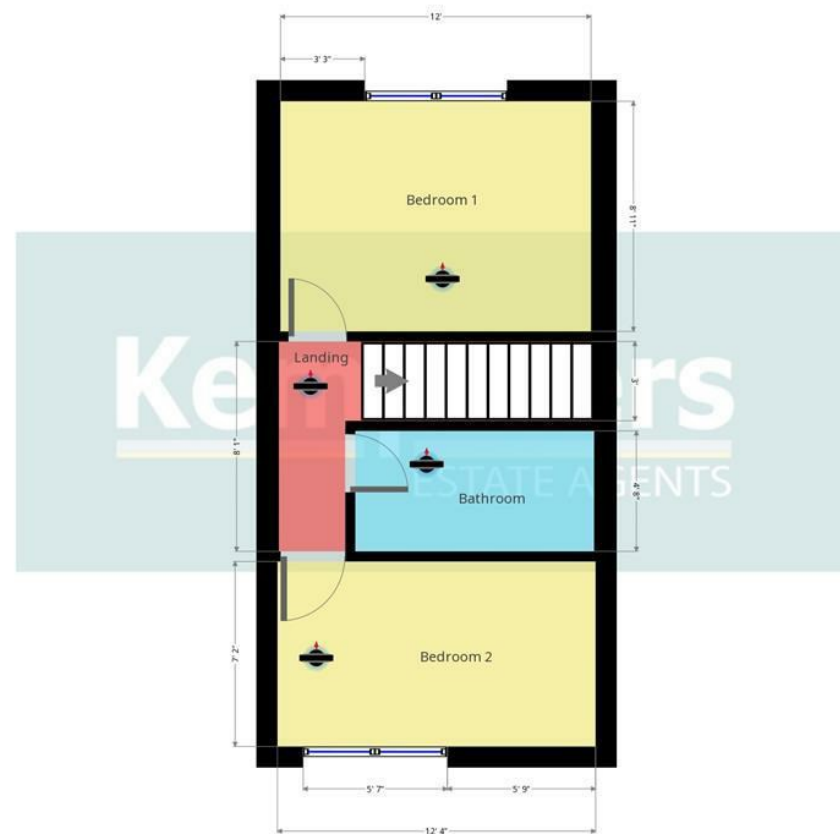








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