



**Kempsters**  
ESTATE AGENTS

8 The Pines  
Grays RM16 2AH

4 2 1

Offers in excess of  
**£500,000**



**This outstanding four bedroom semi detached bungalow is situated in a popular cul-de-sac location. The property has been maintained to the highest of standards and features include a stunning fitted kitchen/breakfast room, master bedroom with dressing room and en suite, approx 110' rear garden, parking for several vehicles and a large outbuilding, currently used as a gym, which could be converted to a self contained annexe (subject to planning permission) 360 VIRTUAL TOUR AVAILABLE.**



- Lounge 22'10 x 10'7
- Fitted kitchen/breakfast room 18'9 x 7'11>7'
- Sitting room/bedroom four 12'6 x 12'6
- Master bedroom with en suite and dressing room
- Family bathroom
- South facing rear garden approx 110'
- Large outbuilding (currently a gym) 25'11 x 12'1
- Potential to create a self contained annexe (subject to planning permission)
- Off road parking for several vehicles
- Maintained to a high standard throughout





### ENTRANCE HALL

Smooth plastered ceiling, staircase in solid Ash leads to first floor, radiator, large walk-in storage cupboard, power points, oak flooring.

### SITTING ROOM/BEDROOM FOUR

12'6 x 12'6 (3.81m x 3.81m)

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### BEDROOM TWO

12'4 x 10'11 (3.76m x 3.33m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### BATHROOM

Two opaque double glazed windows to side, smooth plastered ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, tiled walls, heated towel rail, tiled floor.

### LOUNGE

22'10 x 10'7 (6.96m x 3.23m)

Double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling, feature fireplace, radiator, power points, oak flooring.

### KITCHEN/BREAKFAST ROOM

18'9 x 9'11 (5.72m x 3.02m)

Double glazed windows to rear and side, half double glazed door leads to rear garden, smooth plastered ceiling, extensive range of quality base and eye level units with soft-close doors, contrasting solid walnut work surfaces, inset double bowl sink unit, space for range style cooker, space for large fridge/freezer, integrated microwave, partly tiled walls, radiator, power points, tiled floor.



### BEDROOM THREE

14' x 7' (4.27m x 2.13m)

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

### SMALL FIRST FLOOR LANDING

Smooth plastered ceiling, fitted carpet.

### BEDROOM ONE

17'3 x 9'1 plus 12'6 x 6'8 (5.26m x 2.77m plus 3.81m x 2.03m)

Double glazed 'Velux' style window to front, two

double glazed windows to rear, smooth plastered ceiling with inset spotlights, range of fitted wardrobes and matching dressing unit,

### DRESSING ROOM

10'2 x 7' (3.10m x 2.13m)

Double glazed 'Velux' style window to front, smooth plastered ceiling, range of fitted cupboards, radiator, fitted carpet.

### EN SUITE

Double glazed 'Velux' style window to side, smooth







plastered ceiling, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, partly tiled walls, built-in eaves storage cupboard, heated towel rail, tiled floor.

### **SOUTH FACING REAR GARDEN**

in excess of 110' (narrowing to a point) (in excess of 33.53m (narrowing to a point))

Two patio areas, lawn area with mature flower, shrub, conifer and tree borders, large storage shed with power and light (15'8 x 10'9), further storage shed with power and light, two outside water taps, outside lighting, side access leading to front.

### **GYM**

25'11 x 12'1 (7.90m x 3.68m)

Double glazed window to front, smooth plastered ceiling, utility area with work surface, inset sink unit and ample appliance spaces, there is also a sauna and a toilet. The gym equipment could also be available by separate negotiation.

Although the building is currently used as a gym it offers tremendous potential for conversion to a self contained annexe (subject to planning permission).

### **FRONT GARDEN**

Small lawn area, brick paved pathway and matching driveway providing off road parking for several vehicles.























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...



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...

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

