



**Kempsters**  
ESTATE AGENTS

11 Milford Road  
Blackshots area Grays RM16 2QL

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Asking price  
**£315,000**



**This extended four bedroom end of terrace house has been maintained to a high standard throughout and overlooks fields to the rear. Features include a bright lounge, dining room, fitted kitchen, large ground floor bedroom with en suite, stylish bathroom and no onward chain.**



- Lounge 13'9 x 11'4
- Dining room 10'11 x 8'5
- Fitted kitchen 9'9 x 9'4
- Ground floor bedroom four 14'5 x 8'6 with en suite
- Bedroom one 11'4 x 11'3
- Bedroom two 12'1 x 8'5
- Bedroom three 8'7 x 8'5
- Rear garden approx 24'
- Great location close to local schools
- No onward chain





### ENTRANCE HALL

Access to first floor, under stairs storage area, radiator, power points, wood flooring. Open plan to:

### LOUNGE

13'9 x 11'4 (4.19m x 3.45m)

Double glazed window to front, coved ceiling, feature fireplace with inset coal effect fire, radiator, power points, wood flooring.

### DINING ROOM

10'11 x 8'5 (3.33m x 2.57m)

Smooth plastered ceiling, radiator, wood flooring. Open plan to:

### KITCHEN

9'9 x 9'4 (2.97m x 2.84m)

Double glazed window and double glazed door to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, integrated extractor above, space for washing machine and tumble dryer, concealed gas central boiler, partly tiled walls, power points, wood flooring.

### BEDROOM FOUR

14'5 x 8'6 (4.39m x 2.59m)

Two double glazed windows to side, smooth plastered ceiling, radiator, power points, fitted carpet.

### EN SUITE WET ROOM

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising shower, wash hand basin and low flush toilet, tiled walls, extractor fan, radiator.

### FIRST FLOOR LANDING

Coved ceiling, access to loft space, fitted carpet.

### BEDROOM ONE

11'4 x 11'3 (3.45m x 3.43m)

Double glazed window to front, built-in double wardrobe, radiator, power points, fitted carpet.



### BEDROOM TWO

12'1 x 8'5 (3.68m x 2.57m)

Double glazed window to rear, radiator, power points, fitted carpet.

### BEDROOM THREE

8'7 x 8'5 (2.62m x 2.57m)

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

### BATHROOM

Opaque double glazed window to rear, coved and

smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, tiled walls, radiator, tiled floor.

### REAR GARDEN

in excess of 24' (in excess of 7.32m')

Laid to lawn with fence surround, small patio area.

### FRONT GARDEN

Laid to lawn.





















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

