



**Kempsters**  
ESTATE AGENTS

63 Cole Avenue  
Chadwell St. Mary Grays RM16 4JN

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Offers in excess of  
**£265,000**



**This very well presented two bedroom house is situated in a quiet and popular location. features include a fitted kitchen, conservatory, bright lounge, stylish bathroom, sunny south facing garden approx 40' plus off road parking.**



- Gas central heating
- Double glazing
- Lounge 13'3 x 12'9
- Fitted kitchen 13'9 x 8'1
- Conservatory 10' x 9'7
- Bedroom one 11'4 x 10'5
- Bedroom two 10' x 7'11
- Stylish bathroom
- South facing rear garden approx 40'
- Off road parking for two vehicles



### ENTRANCE PORCH

Accessed via door with opaque double glazed insert, double glazed window to side, textured ceiling, fitted carpet. Open plan to:

### LOUNGE

13'3 x 12'9 (3.96m'0.91m x 3.66m'2.74m)

Double glazed window to front, textured ceiling, access to first floor, built-in under stairs storage cupboard, feature fireplace with inset pebble effect fire, radiator, power points, laminate floor.

### KITCHEN

13'9 x 8'1 (3.96m'2.74m x 2.44m'0.30m)

Two double glazed windows and half double glazed door lead to conservatory, textured ceiling, range of base and eye level units with contrasting wood work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer, washing machine and tumble dryer, partly tiled walls, radiator, power points, tile effect laminate floor.

### CONSERVATORY

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

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, power points, laminate floor.

### FIRST FLOOR LANDING

Textured ceiling, access to loft space, fitted carpet.

### BEDROOM ONE

11'5 x 10'5 (3.35m'1.52m x 3.05m'1.52m)

Double glazed window to front, textured ceiling, large built-in storage cupboard, radiator, power points, fitted carpet.

### BEDROOM TWO

10' x 7'11 (3.05m' x 2.13m'3.35m)

Double glazed window to rear, textured ceiling, radiator, power points, laminate floor.



### BATHROOM

Opaque double glazed window to rear, textured ceiling, extractor fan, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush toilet, radiator, tiled floor.

Hard standing providing off road parking for two vehicles.

### SOUTH FACING REAR GARDEN

in excess of 40' (in excess of 12.19m')

Small patio area, lawn area with shrub border, small decking area at rear, rear pedestrian access, timber shed.

### FRONT GARDEN









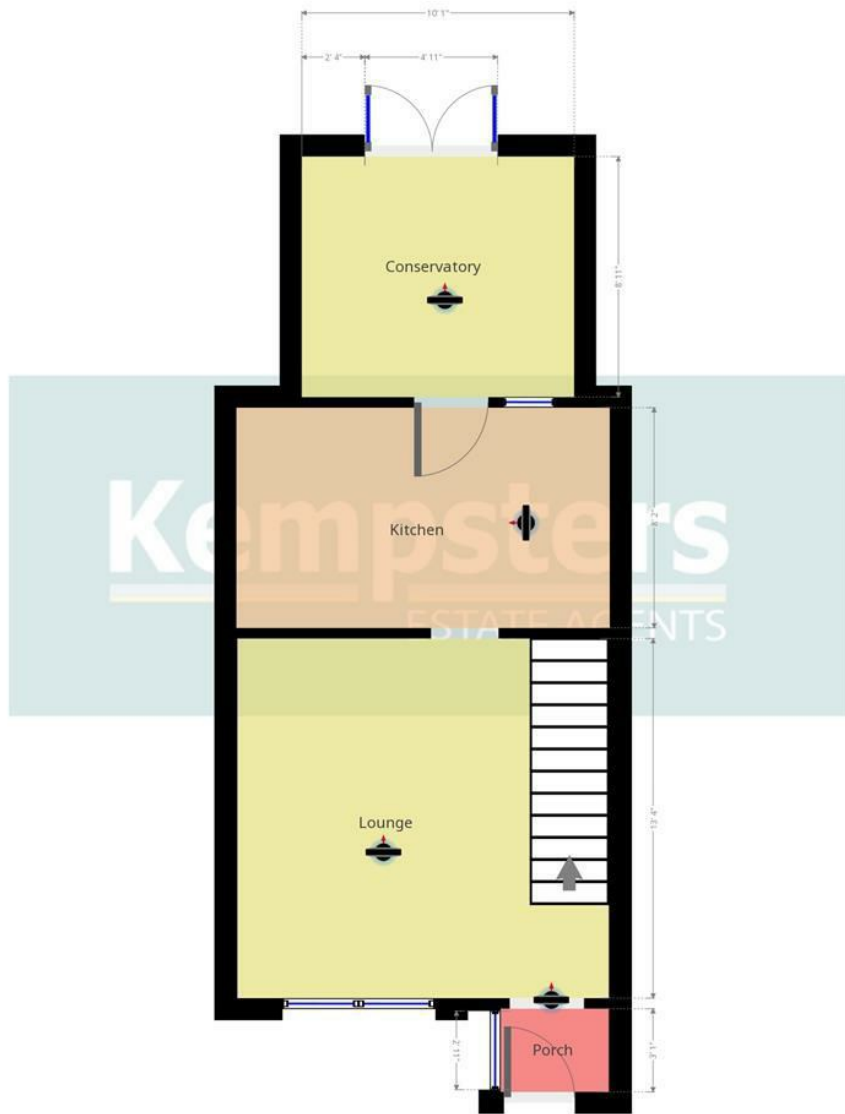




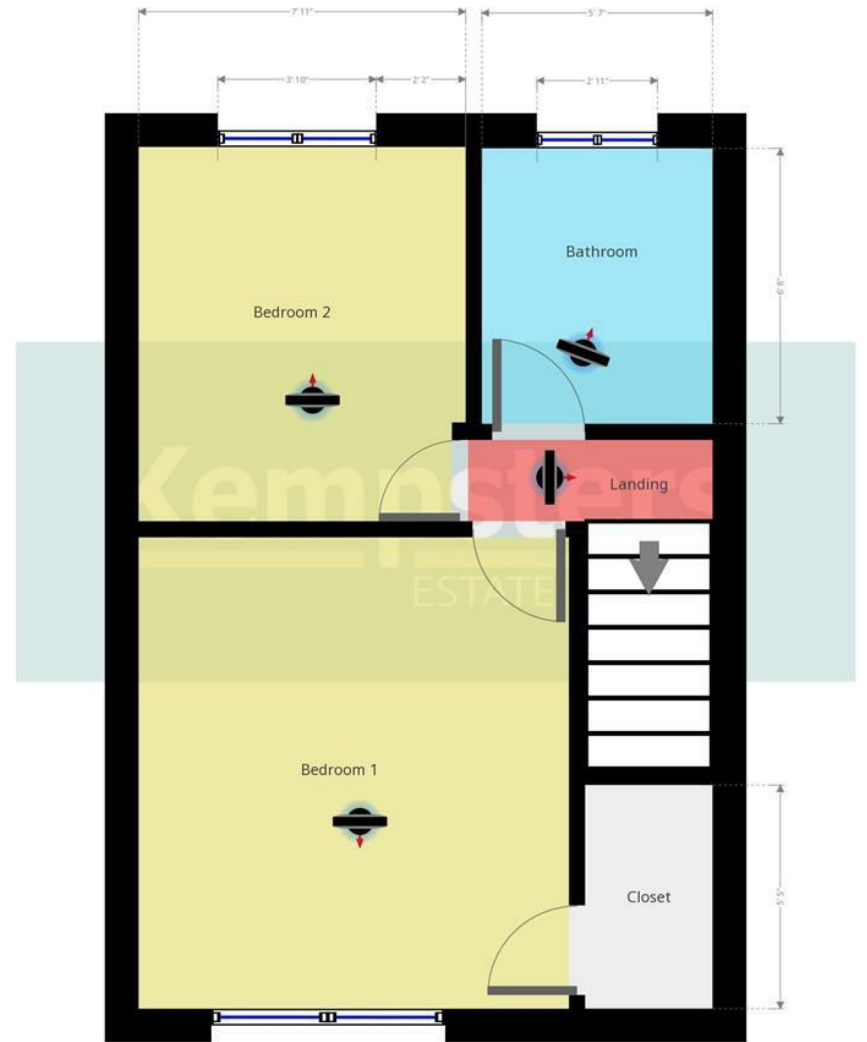








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