



**Kempsters**  
ESTATE AGENTS

23 Rookwood Close  
Grays RM17 5JR

3 1 1

Asking price  
**£249,995**



**This three bedroom town house is situated in a cul-de-sac location within easy walking distance of local schools and Grays town centre. The property requires some modernisation and is offered with no onward chain. Features include a spacious lounge, kitchen/breakfast room, south facing garden plus integral garage offering potential for an extra sitting room/fourth bedroom. 360 VIRTUAL TOUR AVAILABLE.**



- Gas central heating
- Double glazing
- Lounge 19'11 x 15'2>8'5
- Kitchen/breakfast room 15'2 x 7'11<11'7
- Bedroom one 11'11 x 8'6
- Bedroom two 11'1 x 8'4
- Bedroom three 7'11 x 6'6
- Shower room
- South facing rear garden
- Integral garage (potential to convert to a further sitting room/bed four)



### ENTRANCE HALL

Opaque double glazed window to front, textured ceiling, access to first floor, under stairs storage cupboard, further storage cupboard, radiator, carpet.

### KITCHEN/BREAKFAST ROOM

15'2 x 7'11<11'7 (4.57m'0.61m x 2.13m'3.35m<3.35m'2.13m)

Double glazed windows and half double glazed door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and concealed extractor, integrated space for fridge/freezer, space for washing machine, radiator, power points, laminate floor to kitchen area, fitted carpet to breakfast area.

### SMALL FIRST FLOOR LANDING

Textured ceiling, carpet.

### SHOWER ROOM

Opaque double glazed window to rear, textured ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, tiled walls, radiator, vinyl floor covering.

### LOUNGE

19'11 x 15'2 reducing to 8'5 (5.79m'3.35m x 4.57m'0.61m reducing to 2.44m'1.52m)

Double glazed windows to front and rear, textured ceiling, access to second floor, two radiators, power points, carpet.

### SMALL SECOND FLOOR LANDING

Textured ceiling, access to loft space, carpet.

### BEDROOM ONE

11'11 x 8'6 (3.35m'3.35m x 2.44m'1.83m)

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



### BEDROOM TWO

11'11 x 8'4 (3.35m'3.35m x 2.44m'1.22m)

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

### BEDROOM THREE

7'11 x 6'6 (2.13m'3.35m x 1.83m'1.83m)

Double glazed window to rear, built-in airing cupboard, fitted wardrobe/cupboard, radiator, power point, fitted carpet.

### SOUTH FACING REAR GARDEN

Small concrete patio area, decorative stone area. Further sloped area with trees and shrubs which could be tiered to provide extra usable space.

### FRONT GARDEN

Concrete driveway providing off road parking for two vehicles and leading to:

### INTEGRAL GARAGE

Accessed via double doors. Potential to convert to a further sitting room or fourth bedroom (subject to planning permission).











