Kempsters
ESTATE AGENTS

15 Boscombe Avenue
Little Thurrock Grays RM17 6AF

3 2 1

Asking price
£430,000

**This outstanding three double bedroom detached chalet bungalow has recently been extended and fully refurbished to the highest of standards. Features include a lovely open plan kitchen/family room, utility room, master bedroom with en suite, stylish bathroom, approx 100' rear garden plus garage and further off road parking for three vehicles. 360 VIRTUAL TOUR AVAILABLE.**

- Open plan kitchen/family room 25' x 20'
- Utility room 11'1 x 6'5
- Ground floor cloakroom
- Master bedroom 17'2 x 15'7 with en suite
- Bedroom two 14'7 x 11'9
- Bedroom three 11'9 x 8'11
- Stylish family bathroom
- Rear garden approx 100'
- Large garage plus further off road parking for three vehicles
- Solar panels

**ENTRANCE HALL**
Smooth plastered ceiling with inset spotlights, access to first floor, under stairs storage area, radiator, wood flooring.

**GROUND FLOOR CLOAKROOM**
Smooth plastered ceiling with inset spotlight, suite comprising vanity unit with inset wash hand basin and low flush toilet, tiled floor.

**OPEN PLAN KITCHEN/FAMILY ROOM**
25' x 20' (7.62m x 6.10m)
Double glazed sliding doors with matching side windows lead to rear garden, two double glazed 'Velux' style windows, double glazed window to side, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, range style cooker with extractor above, integrated fridge/freezer, dishwasher and microwave/combi oven, part tiling to two walls in kitchen area, power points, wood flooring with under floor heating.

**UTILITY ROOM**
11'1 x 6'5 (3.38m x 1.96m)
Smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, space for washing machine and fridge/freezer, wall mounted gas central heating boiler, power points.

**BEDROOM TWO**
14'7 x 11'9 (4.45m x 3.58m)
Double glazed bay window to front, smooth plastered ceiling with inset spotlights, double wardrobe, radiator, power points, wood flooring.

**BEDROOM THREE**
11'9 x 8'11 (3.58m x 2.72m)
Double glazed window to front, smooth plastered ceiling with inset spotlight, double wardrobe, radiator, power points, wood flooring.

**BATHROOM**
Smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

**SMALL FIRST FLOOR LANDING**
Double glazed 'Velux ' style window, laminate floor. Door to:

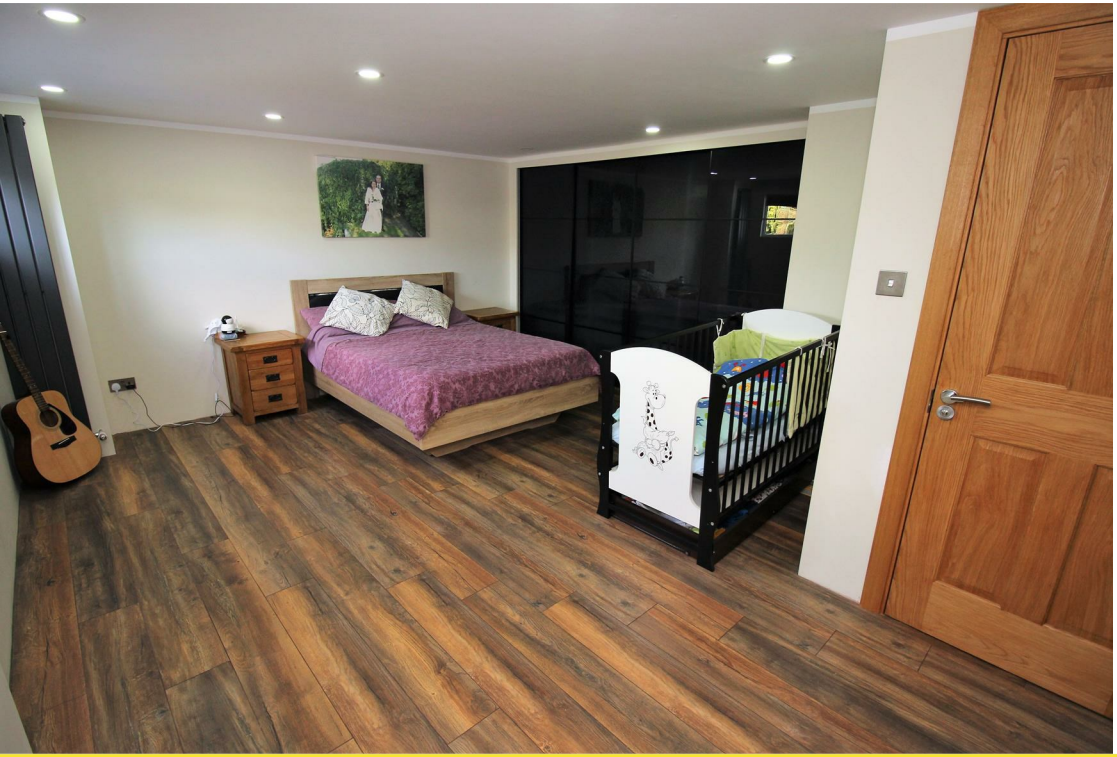
**MASTER BEDROOM**
17'2 x 15'7 (into wardrobes) (5.23m x 4.75m (into wardrobes))
Double glazed windows to rear, smooth plastered ceiling with inset spotlights, range of fitted wardrobes to one wall, also giving access to ample eaves storage, radiator, power points, laminate floor with under floor heating.

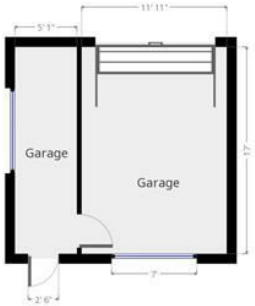
**EN SUITE**
Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising large shower cubicle, wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

**REAR GARDEN**
in excess of 100' (in excess of 30.48m')
Immediate patio area, brick paved pathway, neatly laid lawn area, flower, shrub and conifer border, vegetable plot, greenhouse, large covered fish pond, door to:

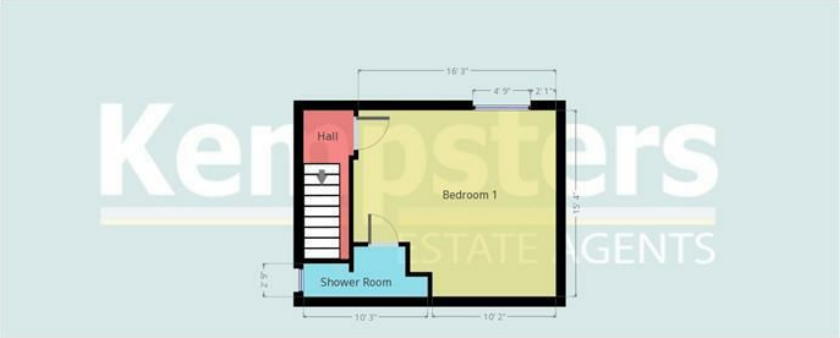
**GARAGE**
With electric roller door, power and light, approached via rear vehicular access.

**FRONT GARDEN**
Brick paved providing off road parking for three vehicles.

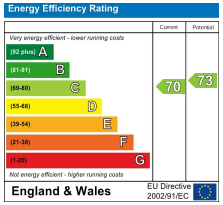


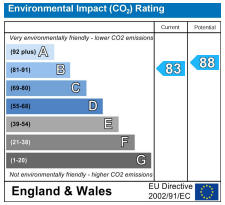


Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown.
This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other 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