



**Kempsters**  
ESTATE AGENTS

105 Parker Road  
Grays RM17 5YW

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Asking price  
**£316,500**



**This extended three bedroom character house is situated in a great location overlooking a park and within easy walking distance of Grays town centre. Features include a spacious lounge/diner, L-shaped fitted kitchen/breakfast room, sunny west facing rear garden plus no onward chain. 360 VIRTUAL TOUR AVAILABLE.**



- Lounge/diner 24'2 x 11'3
- L-shaped fitted kitchen/breakfast room 16'6 x 9'7 & 9'11 x 5'7
- Bedroom one 13'3 x 9'9
- Bedroom two 10'10 x 10'4
- Bedroom three 8'11 x 5'8
- Family bathroom 10'0 x 7'3
- Sunny west facing rear garden
- Views over a park to front
- No onward chain





### ENTRANCE HALL

Smooth plastered ceiling with inset spotlights, access to first floor, under stairs storage cupboard, radiator, power points, laminate floor.

### LOUNGE/DINER

24'2 x 11'3 (7.37m x 3.43m)

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

### L-SHAPED KITCHEN/BREAKFAST ROOM

16'6 x 9'7 9'11 x 5'7 (5.03m x 2.92m 3.02m x 1.70m)

Double glazed window and double glazed French doors lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven and hob, space for large fridge/freezer, washing machine, dishwasher and tumble dryer, power points, vinyl floor covering.

### FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, radiator, fitted carpet.

### BEDROOM ONE

13'3 x 9'9 (4.04m x 2.97m)

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

### BEDROOM TWO

10'10 x 10'4 (3.30m x 3.15m)

Double glazed bay window to front, smooth plastered ceiling, power points, laminate floor.

### BEDROOM THREE

8'11 x 5'8 (2.72m x 1.73m)

Double glazed window to front, power points, laminate floor.



### BATHROOM

10'0 x 7'3 (3.05m x 2.21m)

Opaque double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, suite comprising free standing bath, pedestal wash hand basin and low flush toilet, heated towel rail, wall mounted gas central heating boiler (a cupboard to surround the boiler is to be fitted soon), tiled walls, vinyl floor covering.

### SUNNY WEST FACING REAR GARDEN

in excess of 50' (in excess of 15.24m)

Large decking area with inset mulched area, fence surround.

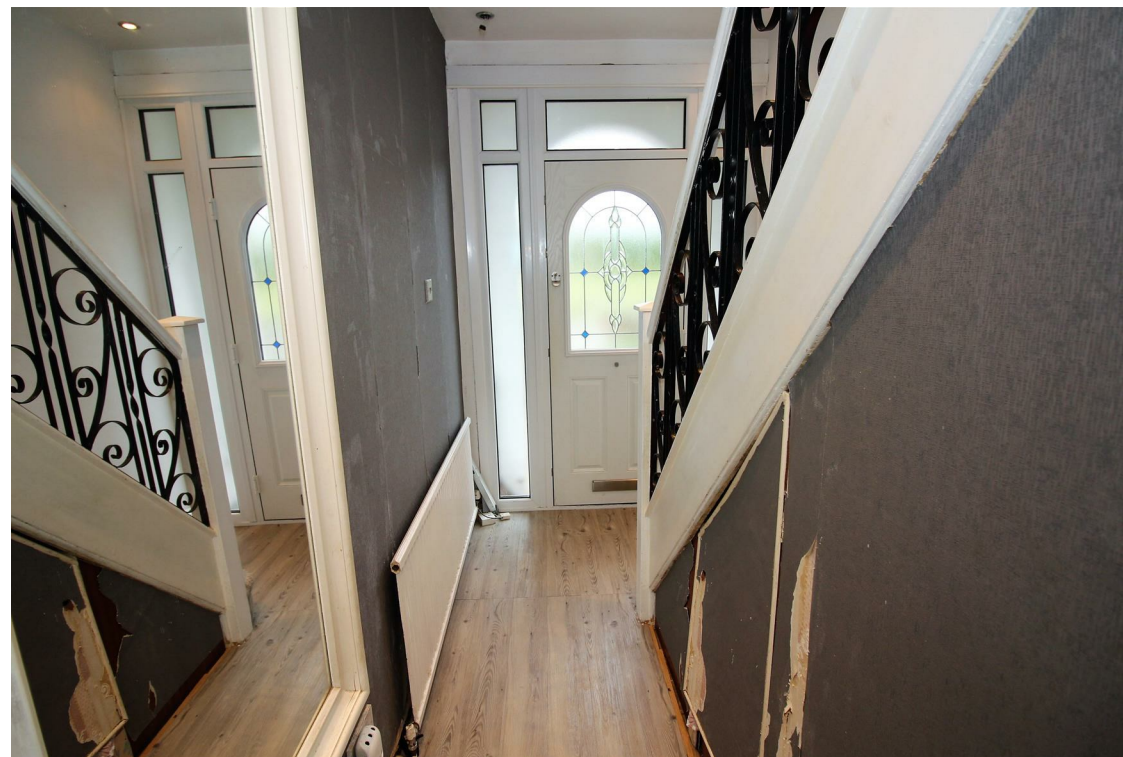
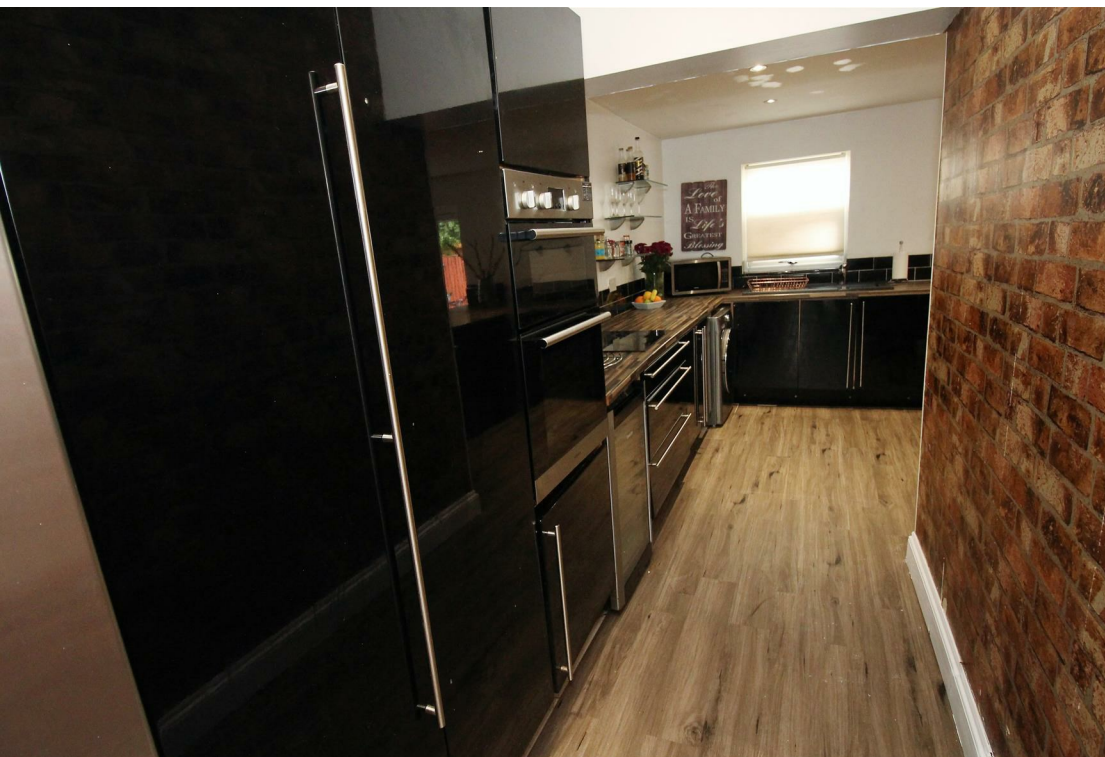
### FRONT GARDEN

Laid with shingle, wall surround









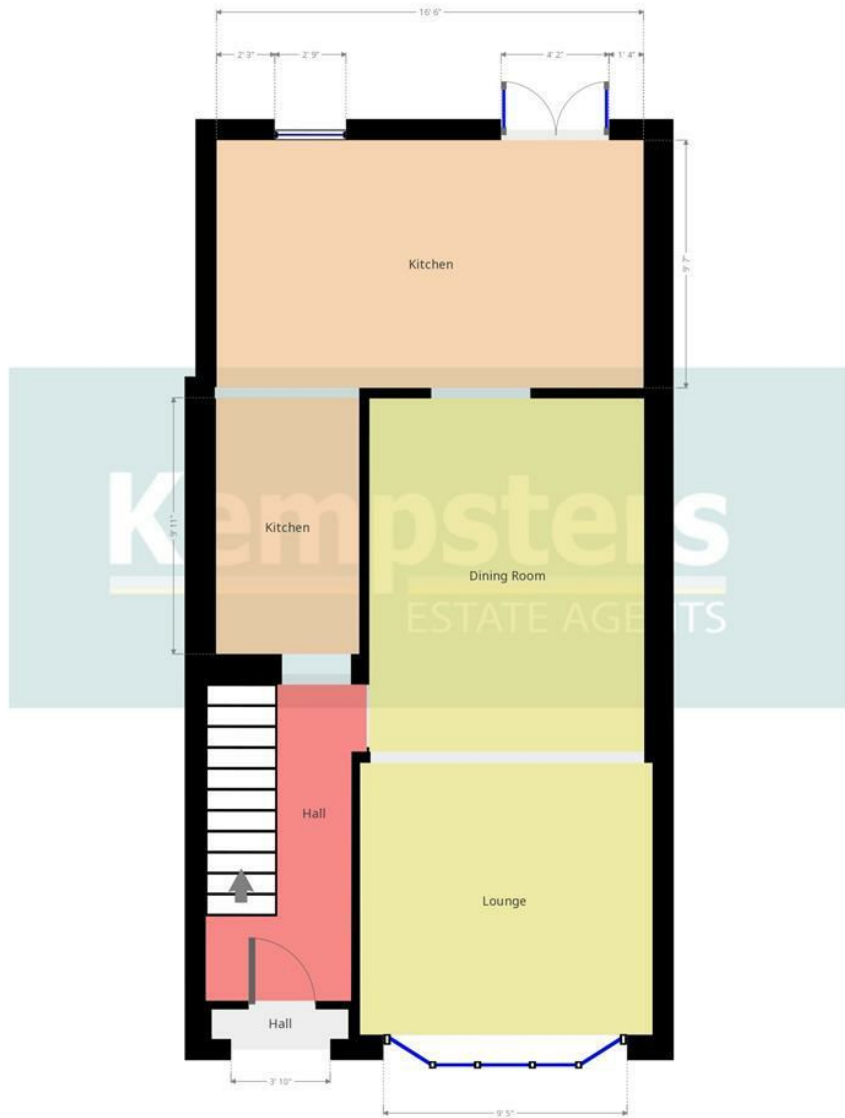












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