



Kempsters
ESTATE AGENTS

42 Ward Avenue
Grays RM17 5RE

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Guide price
£490,000

Guide Price £490,000-£500,000. This spacious four bedroom semi detached house is situated in one of Grays' most popular Avenues. The property offers flexible accommodation which could provide an annex lounge and bedroom or an extra sitting room. Other features include a large lounge, L-shaped fitted kitchen/breakfast room, conservatory, en suite to bedroom four, family bathroom, approx 120' rear garden plus integral garage and ample parking.



- Lounge 25'11 x 11'1
- L-Shaped Kitchen/Breakfast Room 17'9 x 9'6 plus 10'4 x 6'11
- Conservatory 15'1 x 11'8
- Sitting Room/Annex Lounge 20'5 x 9'5
- Bedroom Four/Annex Bedroom 18'1 x 9'6 with En Suite
- Stylish Bathroom
- Rear Garden Approx 120'
- Integral Garage
- Driveway Providing Two Parking Spaces
- No Onward Chain

ENTRANCE PORCH

Smooth plastered ceiling. Partially opaque double glazed door with double glazed side windows to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, laminate floor.

LOUNGE

25'11 x 11'1 (7.62m'3.35m x 3.35m'0.30m)

Double glazed bay window to front, coved and smooth plastered ceiling, feature fireplace with inset pebble effect fire, two radiators, power points, laminate floor.

L-SHAPED KITCHEN/BREAKFAST ROOM

17'9 x 9'6 plus 10'4 x 6'11 (5.18m'2.74m x 2.74m'1.83m plus 3.05m'1.22m x 1.83m)

Double glazed window and double glazed French doors lead to conservatory, coved and smooth plastered ceiling, extensive range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, dishwasher and washing machine, space for large fridge/freezer, two radiators, power points, tiled floor.

CONSERVATORY

15'1 x 11'8 (4.57m'0.30m x 3.35m'2.44m)

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

SITTING ROOM/ANNEX LOUNGE

20'5 x 9'5 (6.10m'1.52m x 2.74m'1.52m)

Double glazed patio doors lead to rear garden, coved and textured ceiling, radiator, power points, door to garage, laminate floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, power points, fitted carpet.



BEDROOM ONE

14'2 x 11'1 (4.27m'0.61m x 3.35m'0.30m)

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

BEDROOM TWO

11'8 x 11'1 (3.35m'2.44m x 3.35m'0.30m)

Double glazed window to rear, coved and textured ceiling, fitted wardrobes to one wall, radiator, power points, laminate floor.

BEDROOM THREE

9'2 x 7'1 (2.74m'0.61m x 2.13m'0.30m)

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

BATHROOM

Opaque double glazed window to rear, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, low flush toilet and large shower cubicle, tiled walls, heated towel rail, tiled floor.



BEDROOM FOUR/ANNEX BEDROOM

18'1 x 9'6 (5.49m'0.30m x 2.74m'1.83m)

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

EN SUITE

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

REAR GARDEN

in excess of 120' (in excess of 36.58m')

Immediate patio area, remainder laid to lawn with flower, shrub and tree borders, large timber shed/summer house, outside tap, outside lighting.

FRONT GARDEN

Raised shrub bed. Brick paved driveway providing off road parking for two vehicles and leading to:

INTEGRAL GARAGE

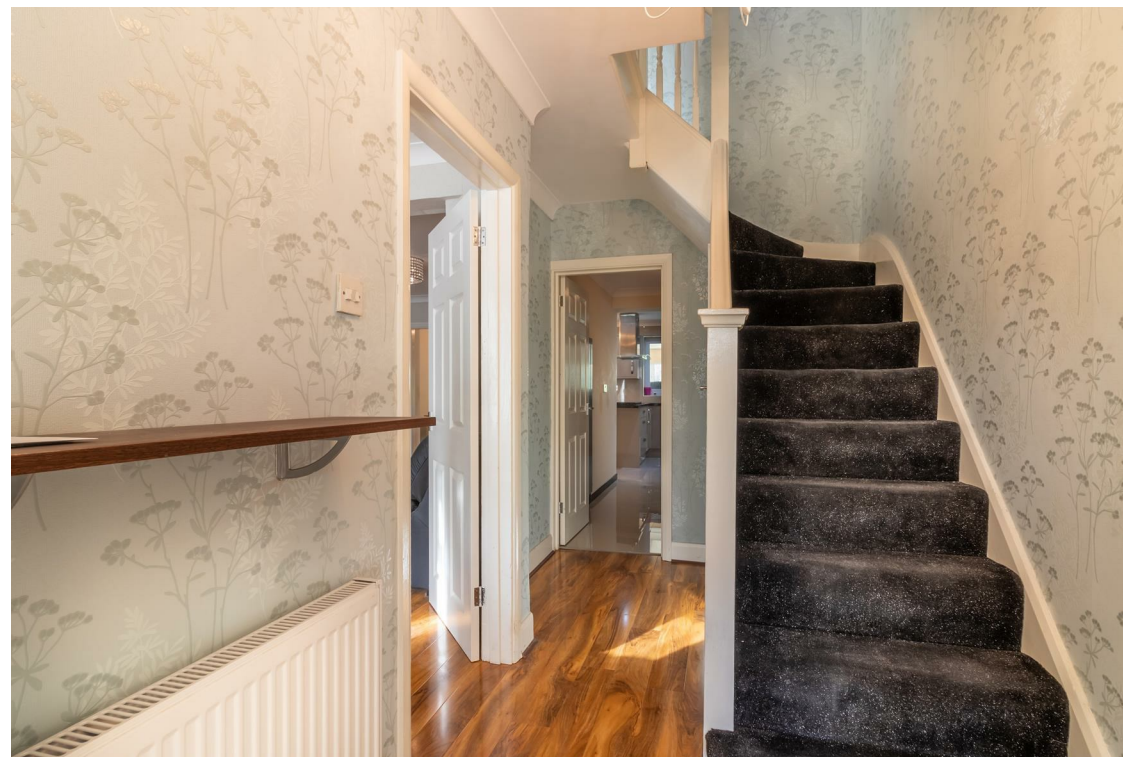
With electric door, power and light.













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