



Kempsters
ESTATE AGENTS

76 Blackshots Lane
North Grays RM16 2JU



Asking price
£550,000

This attractive four/five bedroomed semi detached house is situated in a desirable location within easy walking distance of local shops and schools. The property benefits from a two storey extension to the side and rear and provides well planned accommodation throughout. Features include a spacious lounge, dining room, study/possible bedroom five, L-shaped fitted kitchen/breakfast room, small utility, shower room, stylish family bathroom, approx 105' rear garden plus parking space and potential for more.



- Lounge 20' x 12'2
- Dining Room 13'9 x 12'2
- L-Shaped Kitchen/Breakfast Room 15' x 8'5<15'5
- Small Utility Room
- Ground Floor Shower Room
- Study/Possible Bedroom Five 10'5 x 6'7
- Four Bedrooms
- Stylish Bathroom
- Rear Garden Approx 105'
- Off Road Parking At Front

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, wood flooring.

STUDY/BEDROOM FIVE

10'5 x 6' < 7' (3.05m'1.52m x 1.83m'<2.13m')

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, wood flooring.

DINING ROOM

13'9 x 12'2 (3.96m'2.74m x 3.66m'0.61m)

Double glazed bay window to front, coved and textured ceiling, feature fireplace, radiator, power points, wood flooring. Multi panel doors through to:

LOUNGE

20' x 12'2 (6.10m' x 3.66m'0.61m)

Double glazed French doors with matching side windows lead to rear garden, coved and textured ceiling, feature fireplace, radiator, power points, wood flooring.

L-SHAPED FITTED KITCHEN/BREAKFAST ROOM

15' x 8'5 < 15'5 (4.57m' x 2.44m'1.52m < 4.57m'1.52m)

Double glazed window and double glazed French doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, fitted extractor, space for electric cooker, fridge and freezer, two radiators, power points, tiled floor.

SMALL UTILITY ROOM

Smooth plastered ceiling, work surface with space for washing machine and dishwasher beneath, wall mounted gas central heating boiler, radiator, power points, tiled floor.



SHOWER ROOM

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

FIRST FLOOR LANDING

Double glazed window to front, textured ceiling, access to loft space, radiator, power point, wood flooring.

BEDROOM ONE

13'6 x 12'3 (3.96m'1.83m x 3.66m'0.91m)

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

BEDROOM TWO

11'4 x 9'8 (3.35m'1.22m x 2.74m'2.44m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, wood flooring.



BEDROOM THREE

13' x 7'5 (3.96m' x 2.13m'1.52m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, wood flooring.

BEDROOM FOUR

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

Double glazed windows to front and rear, smooth plastered ceiling, radiator, power points, wood flooring.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising free standing bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, heated towel rail, tiled floor.

REAR GARDEN

in excess of 105' (in excess of 32.00m')

Large decking area, remainder laid to lawn with tree and conifer borders, outside tap, timber shed.

FRONT GARDEN

Laid to lawn, concrete driveway providing off road parking. Potential to create further parking if required.













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