



**Kempsters**  
ESTATE AGENTS

24 Marlborough Close  
North Grays RM16 2SU

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Guide price  
**£348,000**



**GUIDE PRICE: £348,000-£355,000.** This extended three bedroomed semi detached house has been maintained to a high standard throughout and has a really homely feel. The property is situated in a great location and features include a spacious lounge, fitted kitchen/diner, ground floor cloakroom, four piece bathroom, rear garden plus integral garage, further parking for three vehicles plus no onward chain.



- Spacious Lounge 29'8 max x 11'3>8'11>4'10
- Fitted Kitchen/Diner 16'3 x 9'10
- Ground Floor Cloakroom
- Bedroom One 12'11 x 11'2
- Bedroom Two 10' x 9'7
- Bedroom Three 9'2 x 7'1
- Stylish Bathroom With Separate Shower Cubicle
- Made To Measure Curtains And Blinds To Remain
- Integral Garage
- Further Off Road Parking For Three Vehicles



### ENTRANCE PORCH

Accessed via partially opaque double glazed door with matching side window, smooth plastered ceiling, wood flooring. Door to:

### LOUNGE

29'8 max x 11'3 reducing to 8'11 and then 4'10 (8.84m'2.44m max x 3.35m'0.91m reducing to 2.44m'3.)

Double glazed window to front, double glazed French doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, access to first floor, radiator, power points, wood flooring.

### GROUND FLOOR CLOAKROOM

Double glazed window to rear, smooth plastered ceiling, suite comprising wash hand basin and low flush toilet, extractor fan, tiled walls, tiled floor.

### KITCHEN/DINER

16'3 x 9'10 (4.88m'0.91m x 2.74m'3.05m)

Double glazed patio doors lead to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave, hob, canopy with extractor, fridge/freezer and new washing machine, part tiling to two walls, radiator, power points, tiled floor.

### FIRST FLOOR LANDING

Smooth plastered ceiling, access to boarded loft space housing new central heating boiler, power points, fitted carpet.

### BEDROOM ONE

12'11 x 11'2 (3.66m'3.35m x 3.35m'0.61m)

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

### BEDROOM TWO

10' x 9'7 (3.05m' x 2.74m'2.13m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, fitted carpet.



### BEDROOM THREE

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

Double glazed window to front, smooth plastered ceiling, radiator, power points, fitted carpet.

### BATHROOM

7'6 x 6'9<9'11 (2.13m'1.83m x 1.83m'2.74m<2.74m'3.35m)

Two opaque double glazed windows to rear, smooth plastered ceiling with inset spotlights, suite comprising bath, pedestal wash hand basin, low flush toilet and large walk-in shower cubicle, heated towel rail, shaver point, tiled walls, tiled floor.

### REAR GARDEN

Large patio area, lawn with fence surround, timber shed, outside tap. Side access leads to:

### FRONT GARDEN

Concrete and brick paved driveway providing off road parking for three vehicles.

### INTEGRAL GARAGE

With power and light.









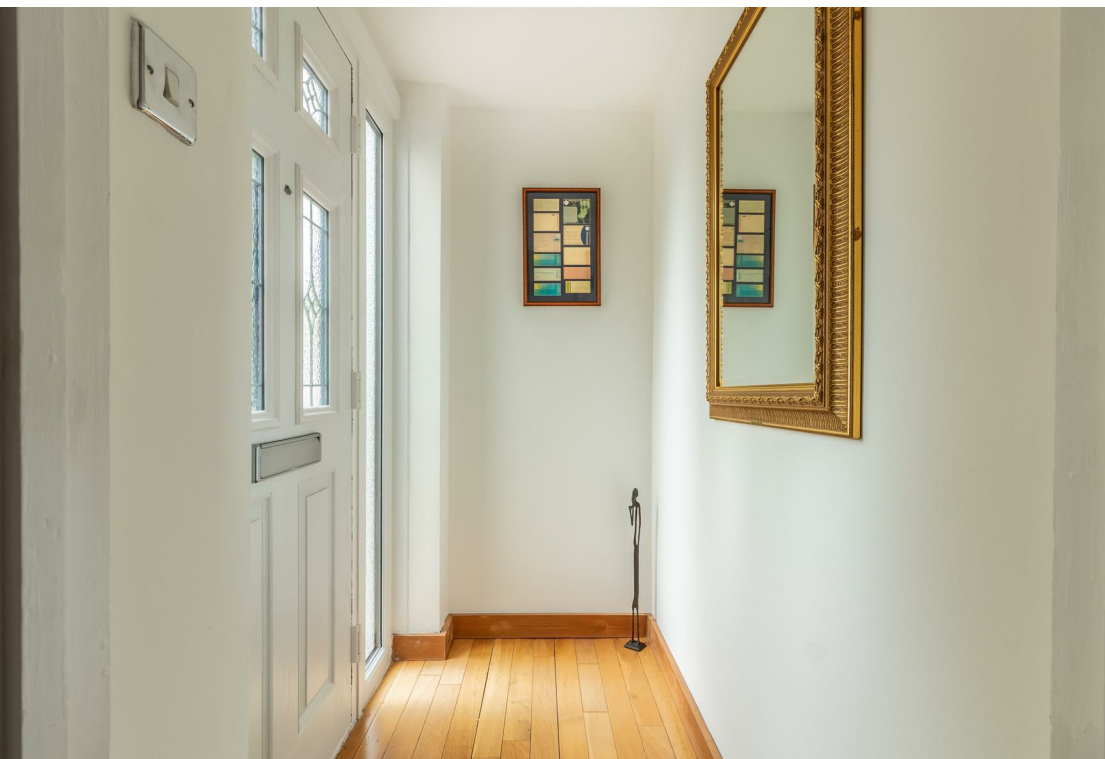












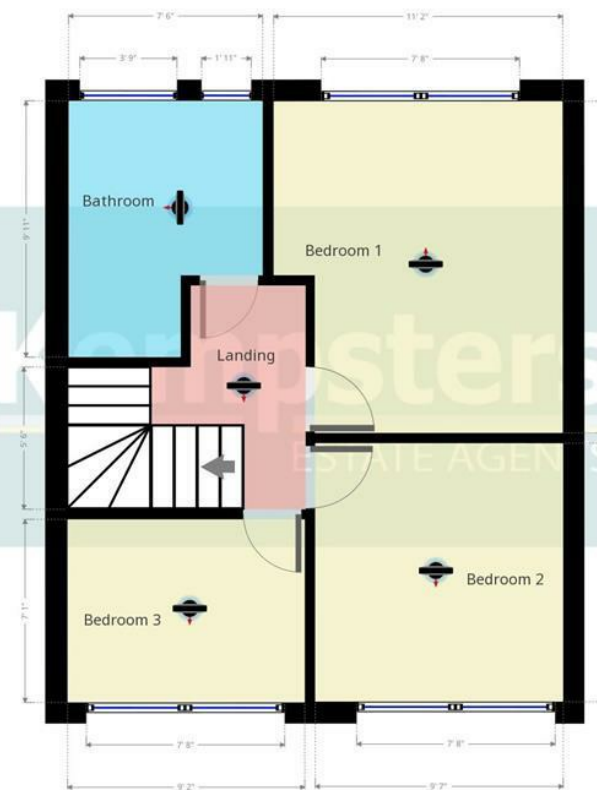








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