



**Kempsters**  
ESTATE AGENTS

1 Argent Street  
Grays RM17 6PH

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Asking price  
**£375,000**



**This spacious four bedroomed end of terrace house is situated in a great location close to the waterfront and within easy walking distance to Grays town centre. Features include a large lounge, fitted kitchen, conservatory, master bedroom with en suite and dressing room/office, en suite to bedroom two, south facing garden plus parking for three vehicles.**



- Lounge/Diner 19'3 x 14'6>11'1
- Fitted Kitchen 11'5 x 7'8
- Conservatory 13'10>7'6 x 12'
- Bedroom One 14'7>9'3 x 12' With En Suite Shower Room And Dressing Room/Office
- Bedroom Two 11'1 x 9'3 With En Suite
- Bedroom Three 10'2 x 7'10
- Bedroom Four 9'10 x 6'4
- Family Bathroom
- South Facing Rear Garden Approx 35'
- Off Road Parking For Three Vehicles



### ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, power point, laminate floor.

### GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, textured ceiling, suite comprising wash hand basin and low flush toilet, radiator, tiled floor.

### KITCHEN

11'5 x 7'8 (3.48m x 2.34m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge/freezer and washing machine, partly tiled walls, radiator, power points, tiled floor.

### LOUNGE/DINER

19'3 x 14'6 reducing to 11'1 (5.87m x 4.42m reducing to 3.38m)

Double glazed window and double glazed French doors lead to conservatory, coved and textured ceiling, built-in under stairs storage cupboard, two radiators, power points, laminate floor.

### CONSERVATORY

13'10 reducing to 7'6 x 12' (4.22m reducing to 2.29m x 3.66m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, power points, tiled floor with under floor heating.

### BATHROOM

Textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, shower screen, wash hand basin and low flush toilet, heated towel rail, tiled floor.

### FIRST FLOOR LANDING

Arched double glazed window to side, textured ceiling, access to second floor, power point, fitted carpet.



### BEDROOM TWO

11'1 x 9'3 (3.38m x 2.82m)

Two double glazed windows to front, textured ceiling, range of built-in wardrobes with mirrored doors, radiator, power points, fitted carpet.

### EN SUITE

Opaque double glazed window to side, textured ceiling, suite comprising shower cubicle, wash hand basin and low flush toilet, radiator, tiled floor.

### BEDROOM THREE

10'2 x 7'10 (3.10m x 2.39m)

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

### BEDROOM FOUR

9'10 x 6'4 (3.00m x 1.93m)

Double glazed window to rear, textured ceiling, fitted cupboard, radiator, power points, laminate floor.

### SECOND FLOOR LANDING

Smooth plastered ceiling, fitted carpet.







### BEDROOM ONE

14'7" reducing to 9'3" x 12'2" (4.45m reducing to 2.82m x 3.71m)

Two double glazed windows to rear, smooth plastered ceiling, access to loft space, fitted wardrobe and matching chest of drawer unit, radiator, power points, vinyl flooring.

### EN SUITE

Double glazed 'Velux' style window to front, smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, tiled walls, heated towel rail, tiled floor.

### OFFICE/DRESSING ROOM

Double glazed 'Velux' style window to front, power points, vinyl flooring.

### SOUTH FACING REAR GARDEN

in excess of 35' (in excess of 10.67m')

Large decking area, remainder laid to lawn with fence surround, timber shed, side access leading to:

### FRONT GARDEN

Small lawn area with inset shrubs.

### PARKING

Carport plus two further parking spaces in nearby bay.











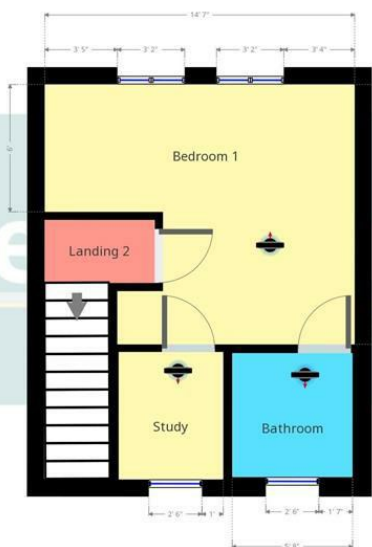
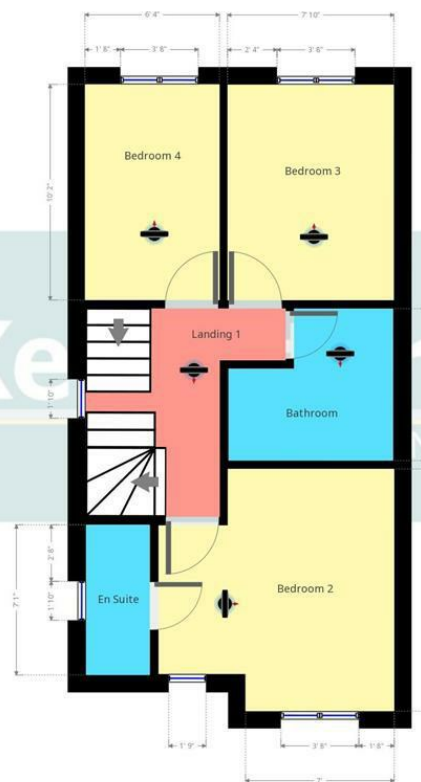












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