



**Kempsters**  
ESTATE AGENTS

39 Malvern Road  
Little Thurrock Grays RM17 5TH

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Asking price  
**£300,000**



**This well presented three bedroomed house is situated in a great location within easy walking distance of local shops, schools and Grays town centre. Features include a bright lounge, fitted kitchen/diner with integrated appliances, stylish bathroom, approx 45' garden, garage plus no onward chain.**



- Lounge 12'5 x 12'1
- Fitted Kitchen/Diner With Integrated Appliances
- Bedroom One 11'5 x 11'2 (into wardrobes)
- Bedroom Two 10'8 x 10'6
- Bedroom Three 6'8 x 6'7
- Stylish Bathroom
- Rear Garden Approx 45' (including garage)
- Garage At Rear
- No Onward Chain
- Popular Location



### ENTRANCE PORCH

Double glazed window to front, tiled floor. Half glazed door to:

### ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, access to first floor, two built-in under stairs storage cupboards, radiator, power points, laminate floor.

### LOUNGE

12'5 x 12'1 (3.78m x 3.68m)

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

### KITCHEN/DINER

17'7 x 11'4 reducing to 7'7 (5.36m x 3.45m reducing to 2.31m)

Double glazed window and double glazed French doors lead to rear garden, 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, fridge/freezer and dishwasher, space for washing machine, part tiling to three walls, radiator, power points, vinyl flooring.

### FIRST FLOOR LANDING

Coved and smooth plastered ceiling with inset spotlights, fitted carpet.

### BEDROOM ONE

11'5 x 11'2 (into wardrobes) (3.48m x 3.40m (into wardrobes))

Double glazed window to rear, coved and smooth plastered ceiling, range of wardrobes to one wall, radiator, power points, laminate floor.

### BEDROOM TWO

10'8 x 10'6 (3.25m x 3.20m)

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



### BEDROOM THREE

6'8 x 6'7 (2.03m x 2.01m)

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

### BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, access to loft space, extractor fan, suite comprising jacuzzi style bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

### REAR GARDEN

in excess of 45' (including garage) (in excess of 13.72m (including garage))

Immediate decking area, remainder laid to lawn, outside tap.

### GARAGE

Approached via rear vehicular access.

### FRONT GARDEN

Paved with inset decorative stone bed, mature shrub, decorative slate border.









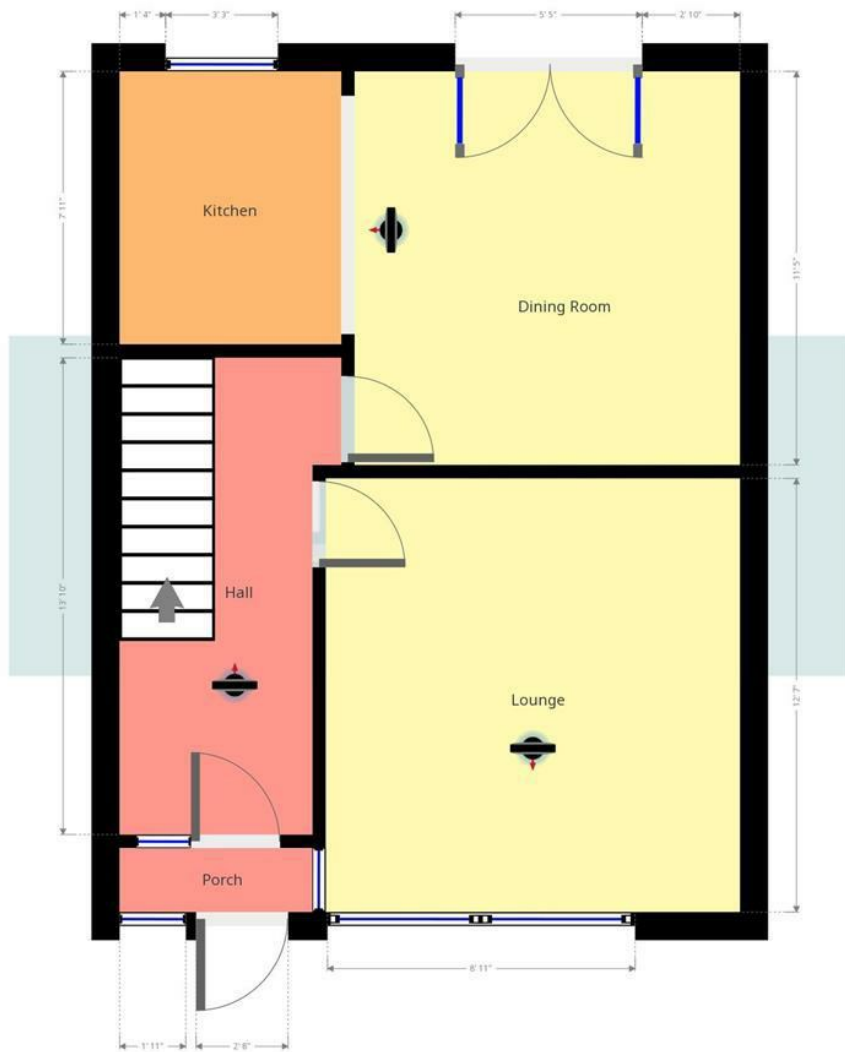




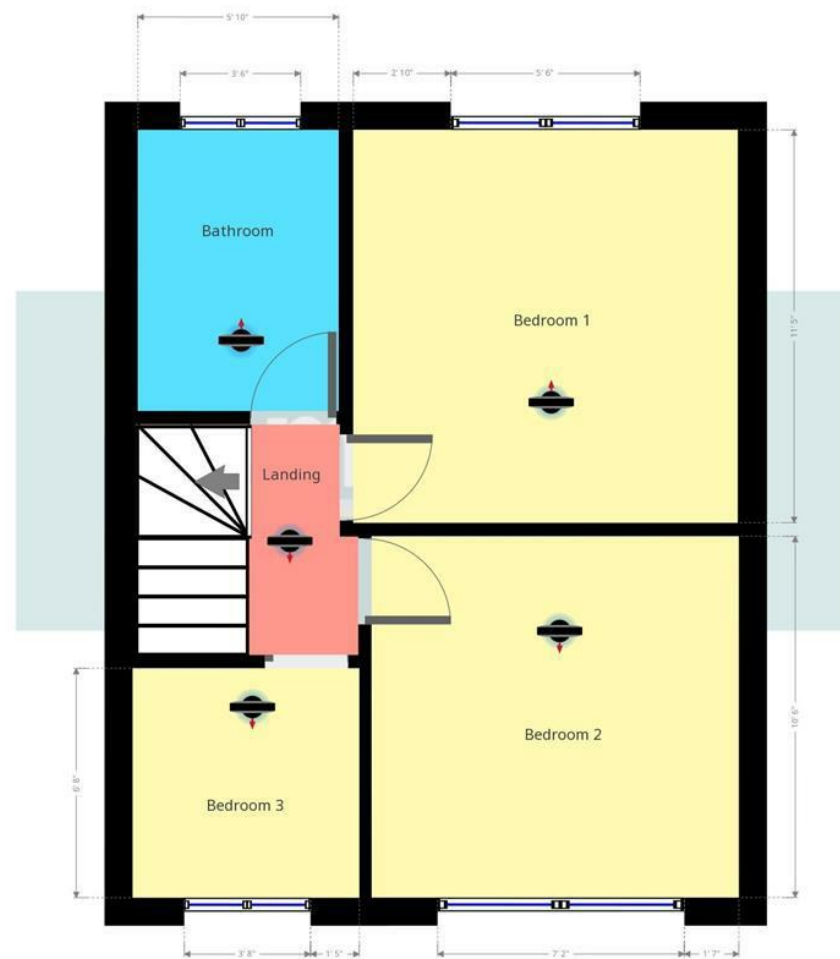








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This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			85
(81-81) B			
(69-69) C			
(55-55) D			
(39-54) E			
(27-38) F			
1-26 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			84
(81-81) B			
(69-69) C			
(55-55) D			
(39-54) E			
(27-38) F			
1-26 G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	