



**Kempsters**  
ESTATE AGENTS

62 Falcon Avenue  
Grays RM17 6SD

2 1 1

Asking price  
**£300,000**



**This very well presented two bedroomed house is situated in a convenient location within easy walking distance of Grays Town Centre. Features include a bright lounge, fitted kitchen, stylish bathroom, approx 42' rear garden plus garage and visitor parking.**



- Gas Central Heating
- Double Glazing
- Lounge 18'9 x 11'9
- Fitted Kitchen 8'2 x 7'4
- Bedroom One 11'10 x 9'
- Bedroom Two 11'10 x 7'6
- Stylish Bathroom
- Rear Garden Approx 42'
- Garage Plus Visitor Parking





### ENTRANCE HALL

Coved and textured ceiling, radiator, laminate floor.

### KITCHEN

8'2 x 7'4 (2.49m x 2.24m)

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

### LOUNGE

18'9 x 11'9 (5.72m x 3.58m)

Double glazed window and double glazed door lead to rear garden, coved and textured ceiling, access to first floor, radiator, power points, laminate floor.

### FIRST FLOOR LANDING

Textured ceiling, access to loft space, radiator, power point, fitted carpet.

### BEDROOM ONE

11'10 x 9' (3.61m x 2.74m)

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

### BEDROOM TWO

11'10 x 7'6 (3.61m x 2.29m)

Double glazed window to front, coved and textured ceiling, large built-in cupboard with radiator, radiator, power points, fitted carpet.

### BATHROOM

Textured ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, full tiling to bath area, remainder partly tiled, heated towel rail, tiled floor.

### WEST FACING REAR GARDEN

in excess of 42' (in excess of 12.80m')

Crazy paved patio area, remainder laid to lawn with fence surround, timber shed.



### FRONT GARDEN

Laid with decorative stone, hedge surround.

### GARAGE

In nearby block. Visitor parking in nearby bay.









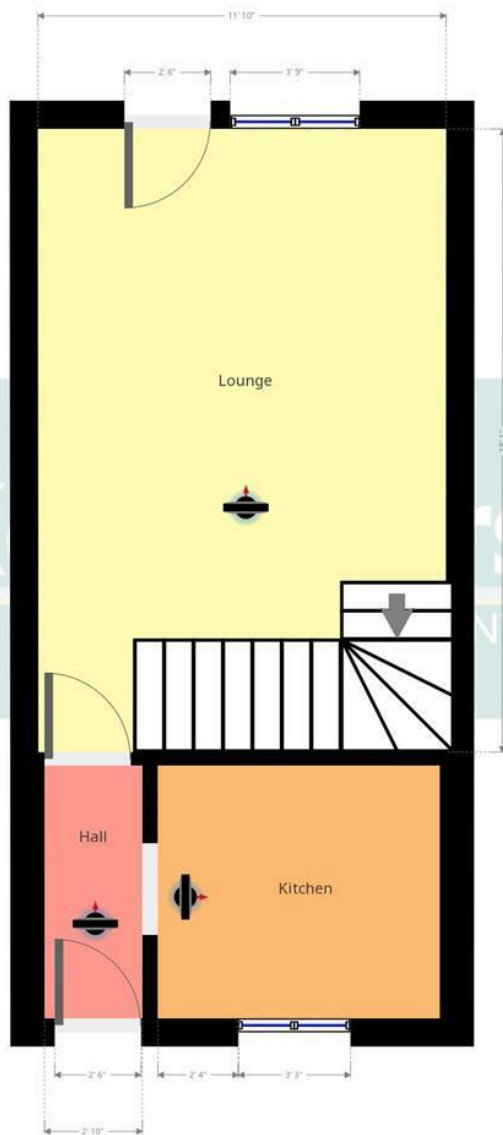




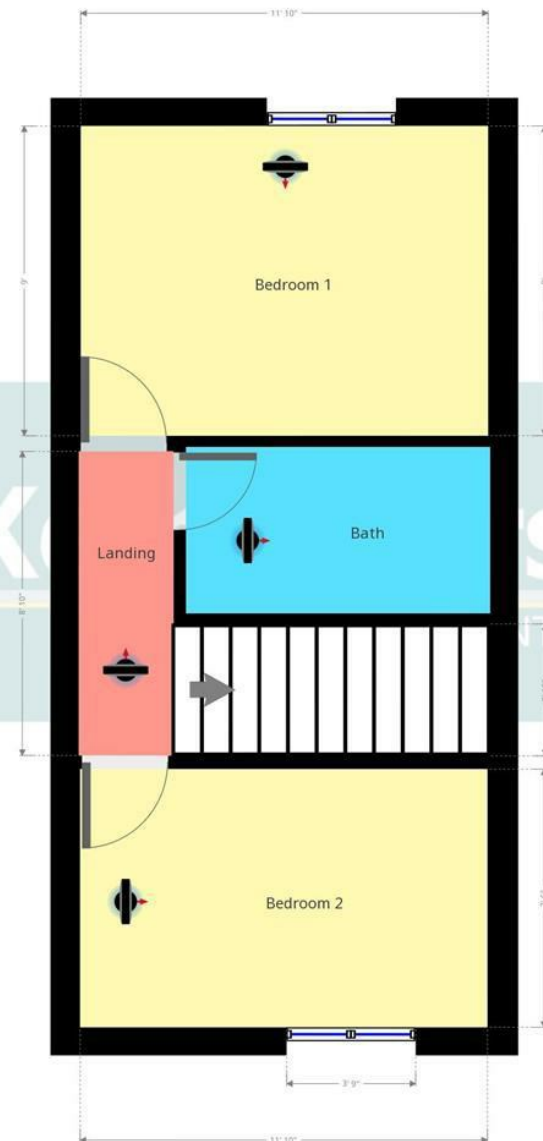








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This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			88
(81-81) B			
(69-69) C		73	
(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			88
(81-81) B			
(69-69) C			74
(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	