



Kempsters
ESTATE AGENTS

37 Milford Road
Grays RM16 2QL

3

1

1

Guide price
£264,000

Guide Price: £264,000-£270,000.
This three bedroomed house is situated in a popular location within easy walking distance of local shops and schools. Features include a spacious lounge, fitted kitchen/breakfast room, stylish bathroom and approx 35' rear garden.



- Lounge 19'11 x 11'4
- Fitted Kitchen/Breakfast Room 20' x 8'6
- Bedroom One 11' x 11'3 reducing to 9'9
- Bedroom Two 12'2<13'10 x 8'6
- Bedroom Three 8'9 x 8'4
- Stylish Bathroom
- Separate Toilet
- South Facing Rear Garden Approx 35'
- Ample Parking In Nearby Bay

ENTRANCE PORCH

Opaque double glazed windows to front and sides, textured ceiling, carpet. Opaque double glazed door to:

LOUNGE

19'11 x 11'4 (5.79m'3.35m x 3.35m'1.22m)

Double glazed window to front, coved and textured ceiling, access to first floor, feature fireplace with inset coal effect fire, radiator, power points, wood flooring.

KITCHEN/BREAKFAST ROOM

20' x 8'6 (6.10m' x 2.44m'1.83m)

Double glazed windows and opaque double glazed door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, fitted extractor canopy above, ample appliance spaces, wall mounted gas central heating boiler, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, carpet.

BEDROOM ONE

11' x 11'3 reducing to 9'9 (3.35m x 3.35m'0.91m reducing to 2.74m'2.74m)

Double glazed window to front, textured ceiling, built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM TWO

12'2<13'10 x 8'6 (3.66m'0.61m<3.96m'3.05m x 2.44m'1.83m)

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

BEDROOM THREE

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

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



BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin, tiled walls, heated towel rail, tiled floor.

SEPARATE TOILET

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, low flush toilet, tiled walls, tiled floor.

SOUTH FACING REAR GARDEN

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

Two storage sheds, garden laid to patio with fence surround, rear access.

FRONT GARDEN

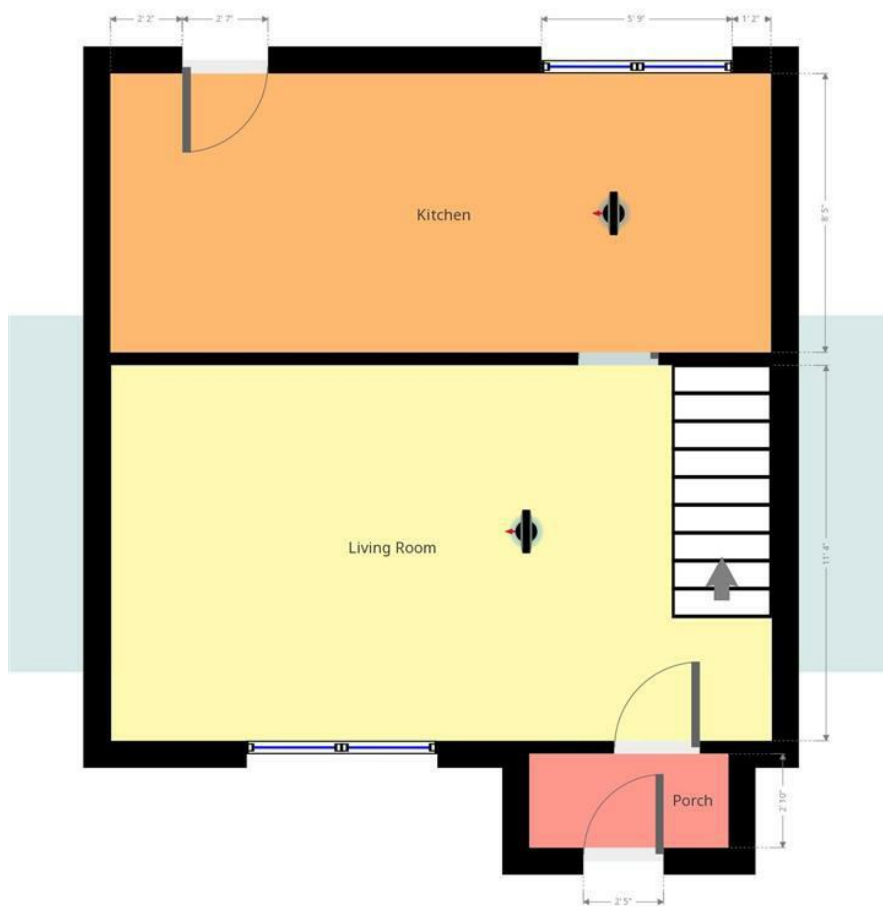
Laid to lawn with flower borders and dwarf wall surround. Ample parking in nearby bay.



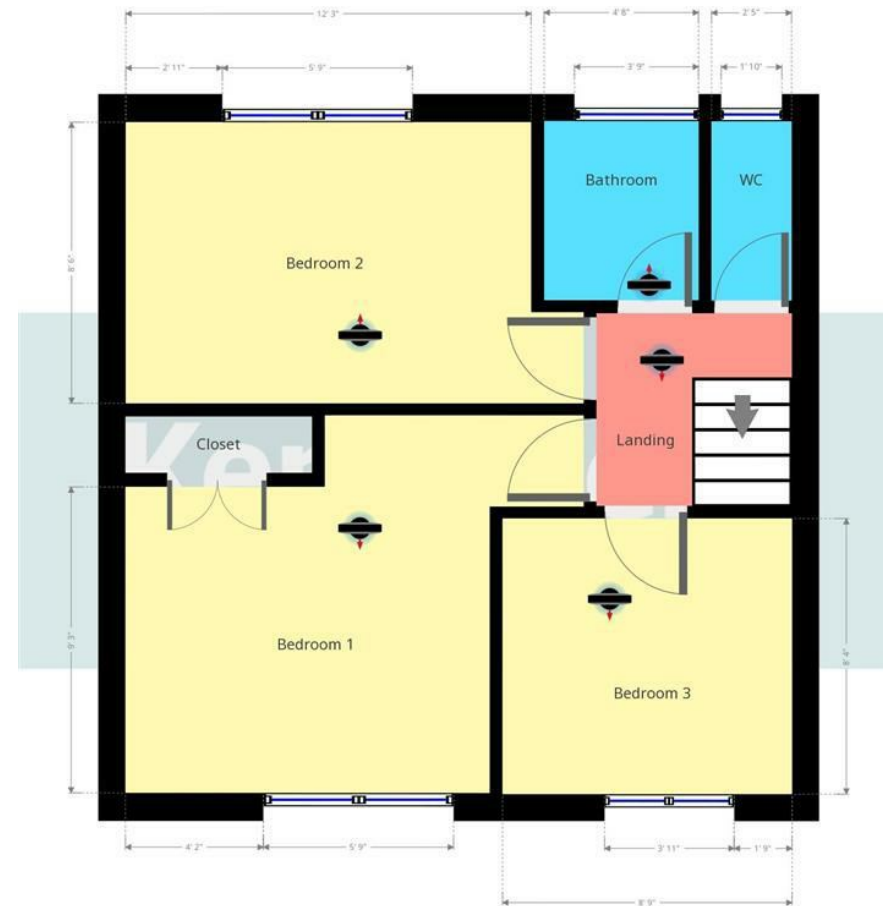








Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.



Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. 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 interpretation for illustrative purposes only.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

