



Kempsters
ESTATE AGENTS

66 Elm Road
Grays RM17 6LD

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Asking price
£265,000

This well presented two bedroomed house is situated in a convenient location within easy walking distance of Grays town centre. Features include a bright lounge, dining room, extended kitchen, first floor bathroom, loft room plus approx 35' south facing rear garden.



- Lounge 12'3 x 10'8
- Dining Room 12'7 x 12'3
- Extended Kitchen 11'11 x 9'7
- Bedroom One 12'4 x 10'2
- Bedroom Two 10'1 x 9'3
- Four Piece First Floor Bathroom
- Loft Room 10'1 x 9'11
- South Facing Rear Garden Approx 35'

ENTRANCE PORCH

Multi paned window to front, textured ceiling, vinyl flooring. Door to:

LOUNGE

12'3 x 10'8 (3.66m'0.91m x 3.05m'2.44m)

Multi paned bow window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

DINING ROOM

12'7 x 12'3 (3.66m'2.13m x 3.66m'0.91m)

Borrowed light window from lounge, coved and textured ceiling, access to first floor, radiator, power points, fitted carpet.

KITCHEN

11'11 x 9'7 (3.35m'3.35m x 2.74m'2.13m)

Double glazed window and half opaque glazed door lead to rear garden, smooth plastered ceiling with inset spotlights, base level fitted units with rolled edge work surfaces, inset butler sink, ample appliance spaces, power points, laminate floor.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft room via ladder, fitted carpet.

BEDROOM ONE

12'4 x 10'2 (3.66m'1.22m x 3.05m'0.61m)

Two multi paned windows to front, coved and textured ceiling, radiator, power points, laminate floor.

BEDROOM TWO

10'1 x 9'3 (3.05m'0.30m x 2.74m'0.91m)

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

BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low flush toilet and shower cubicle, built-in cupboard housing gas central heating boiler, tiled walls, heated towel rail, tile effect laminate floor.



LOFT ROOM

10'1 x 9'11 (3.05m'0.30m x 2.74m'3.35m)

Double glazed 'Velux' style window to rear, smooth plastered ceiling, power points, fitted carpet.

SOUTH FACING REAR GARDEN

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

Crazy paved patio area with matching pathway, artificial lawn, rear access.

FRONT GARDEN

Crazy paved with wall surround.



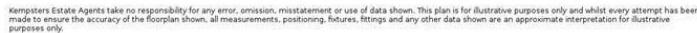
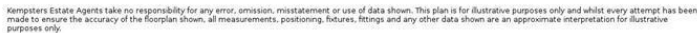
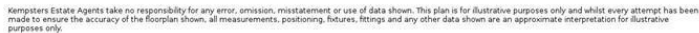












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