



Kempsters
ESTATE AGENTS

12 Morley Square
Chadwell St Mary Grays RM16 4EB

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Asking price
£290,000

This spacious three bedroomed semi detached house is situated in a great location close to local shops and primary school. Features include a fitted kitchen/breakfast room, lounge, ground floor bathroom, separate study area in bedroom one, approx 70' rear garden with workshop, summer house and large shed plus ample parking in residents parking bay.



- Lounge 15'4 x 12'11
- Fitted Kitchen/Breakfast Room 13'6 x 9'9
- Ground Floor Bathroom
- Bedroom One 15'8 x 9'10
- Separate Study Area Within Bedroom One (Potential For En Suite Toilet)
- Bedroom Two 13'1 x 9'11
- Bedroom Three 10' x 8'7
- Rear Garden Approx 70'
- Large Workshop, Summer House And Storage Shed
- Ample Parking In Residents Parking Bay

ENTRANCE HALL

Double glazed window to side, access to first floor, radiator.

LOUNGE

15'4 x 12'11 (4.57m'1.22m x 3.66m'3.35m)

Double glazed window to front, radiator, power points, fitted carpet.

KITCHEN/BREAKFAST ROOM

13'6 x 9'9 (3.96m'1.83m x 2.74m'2.74m)

Double glazed window and half double glazed door to rear, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, concealed extractor, fridge/freezer and dishwasher, space for washing machine, concealed space for microwave, radiator, power points, laminate floor.

BATHROOM

Opaque double glazed windows to rear and side, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, radiator, tiled walls, vinyl flooring.

FIRST FLOOR LANDING

Double glazed window to side, access to loft space, fitted carpet.

BEDROOM ONE

15'8 x 9'10 (4.57m'2.44m x 2.74m'3.05m)

Double glazed window to front, fitted wardrobe and fitted cupboards, radiator, power points, fitted carpet. Access to separate study area with double glazed window to front, radiator and carpet tiled floor (potential to create an en suite toilet if required).

BEDROOM TWO

13'1 x 9'11 (3.96m'0.30m x 2.74m'3.35m)

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



BEDROOM THREE

10' x 8'7 (3.05m' x 2.44m'2.13m)

Double glazed window to rear, built-in wardrobe, built-in cupboard, radiator, power points, fitted carpet.

REAR GARDEN

in excess of 70' (in excess of 21.34m')

Small concrete area, remainder mainly laid to lawn with raised flower, shrub and conifer beds and borders, large storage shed with power and light, recently built summer house with laminated safety

glass, power and light, large workshop (19'10 x 12') with power and light.

FRONT GARDEN

PARKING

Ample parking in residents parking bay.



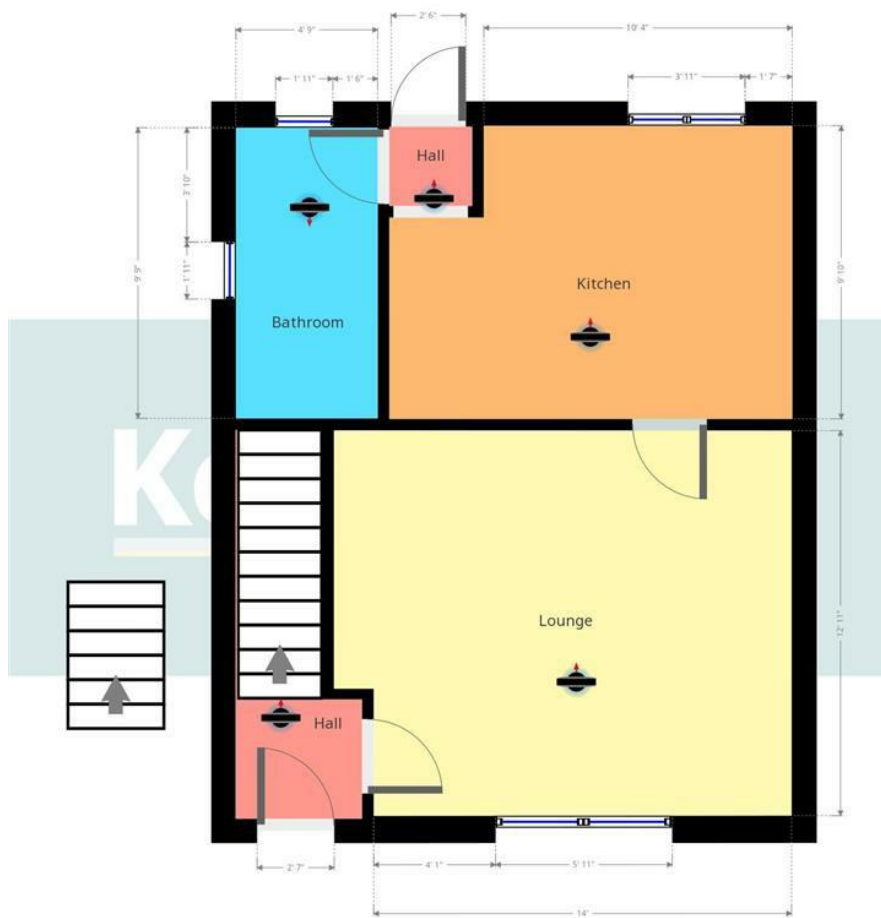












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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(39-54) E		(29-38) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	