



Kempsters
ESTATE AGENTS

53 Malvern Road
Little Thurrock Grays RM17 5TH

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Kempsters

Asking price
£360,000

NEW BUILD. This new three bedroomed detached house is entering the final stages of construction and would make an ideal family home. The property is situated in a popular location within walking distance of local shops, schools and Grays town centre. Features include a fitted kitchen/diner with bi-folding doors, bright lounge, ground floor cloakroom, stylish bathroom, approx 35' rear garden plus off road parking for two vehicles.



- Lounge 14'1 x 12'9
- Fitted Kitchen/Diner 17'4 x 9'4
- Ground Floor Cloakroom
- Bedroom One 14'3<17'5 x 9'
- Bedroom Two 9'8 x 7'8
- Bedroom Three 9'5 x 7'8<9'8
- Stylish Bathroom
- Rear Garden Approx 35'
- Off Road Parking For Two Vehicles
- 10 Year Guarantee



ENTRANCE HALL

Smooth plastered ceiling with inset spotlights, access to first floor, radiator, power points.

LOUNGE

14'1 x 12'9 (4.27m'0.30m x 3.66m'2.74m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, built-in under stairs storage cupboard, radiator, power points.

GROUND FLOOR CLOAKROOM

Smooth plastered ceiling with inset spotlights, suite comprising wash hand basin and low flush toilet, radiator, tiled floor.

KITCHEN/DINER

17'4 x 9'4 (5.28m x 2.84m)

Double glazed bi-folding doors lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor and dishwasher, space for fridge/freezer and washing machine, tiling to three walls, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Opaque double glazed window to side, smooth plastered ceiling, access to loft space, power points.

BEDROOM ONE

14'3<17'5 x 9' (4.27m'0.91m<5.18m'1.52m x 2.74m')

Two double glazed windows to front, smooth plastered ceiling, two radiators, power points.

BEDROOM TWO

9'8 x 7'8 (2.74m'2.44m x 2.13m'2.44m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points.

BEDROOM THREE

9'5 x 7'8<9'8 (2.74m'1.52m x 2.13m'2.44m<2.74m'2.44m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points.



BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, extractor fan, suite comprising bath, wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

REAR GARDEN

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

Immediate patio area, remainder laid to lawn with fence surround. Side access leads to:

FRONT GARDEN

Brick paving to be laid providing off road parking for two vehicles.



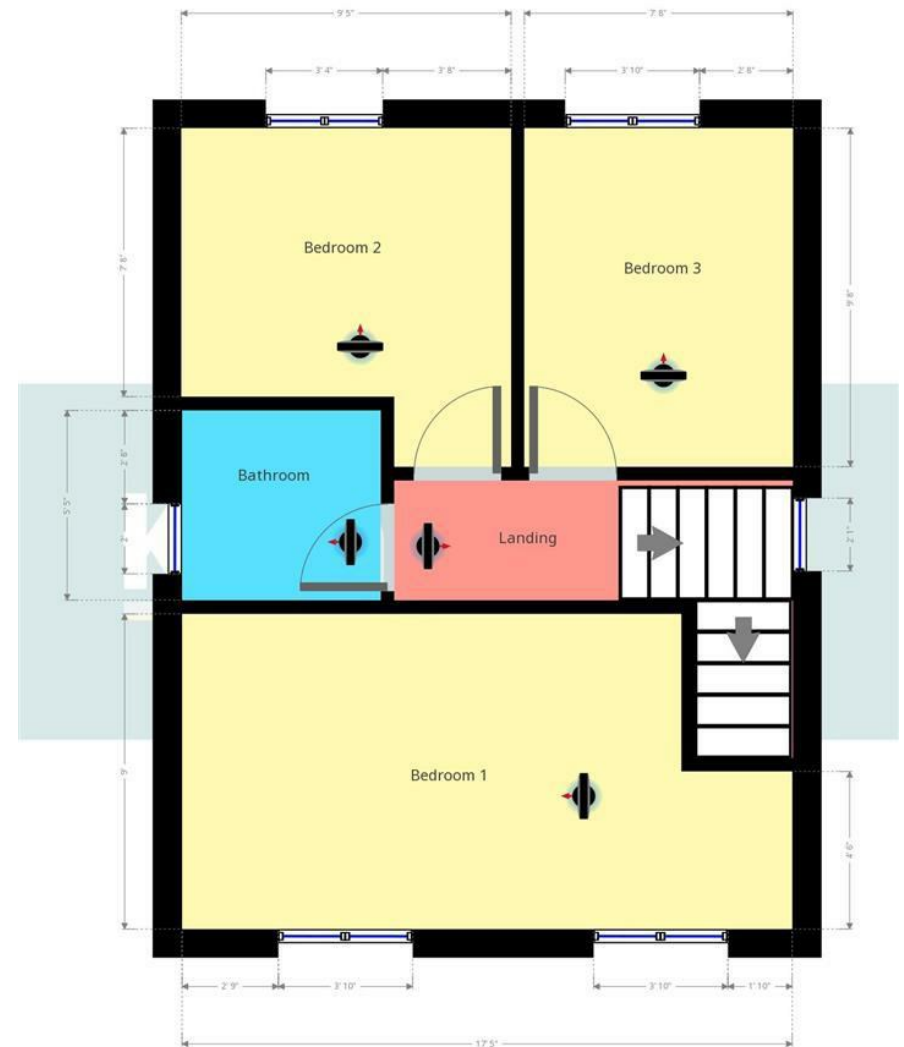








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(40-60) C			
(35-40) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(35-40) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		