



Kempsters

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St. Clements House Princess Margaret
Road

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Asking price
£785,000

This outstanding four double bedroom house is situated in the ever popular location of East Tilbury Village. The property has been maintained to the highest possible standards and offers spacious, flexible and well planned accommodation throughout.



- Spacious Lounge overlooking Rear Garden
- Stunning Kitchen with Integrated Appliances
- Dining Room And Sitting Room
- Study
- Master Bedroom with Fabulous Walk-in Wardrobe
- En Suite Bathroom
- Stylish Family Bathroom
- Sunny West Facing Rear Garden approx 60'
- Large Integral Garage
- Off Road Parking for Several Vehicles

ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, power points, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, coved and textured ceiling, suite comprising wash hand basin and low flush wc, range of fitted cupboards, tiled walls, radiator, tiled floor.

STUDY

11'8 x 9'9 (3.56m x 2.97m)

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

LOUNGE

20'6 x 11'8 (6.25m x 3.56m)

Double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling with inset spotlights, feature pebble effect fireplace, radiator, power points, laminate floor.

KITCHEN

14'3 x 11'8 (4.34m x 3.56m)

Double glazed window and half double glazed stable door lead to rear garden, smooth plastered ceiling with inset spotlights, extensive range of quality units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit with 'instant boiled water' tap, integrated oven, induction hob, extractor, microwave, large fridge, large freezer and dishwasher, integrated plinth Hoover, power points, tiled floor.

UTILITY ROOM

7'7 x 6'3 (2.13m x 1.83m x 0.91m)

Double glazed 'Velux' style window, half double glazed door stable door leads to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, integrated washing machine and tumble dryer, power points, tiled floor.



DINING ROOM

11'9 x 10'8 (3.58m x 3.25m)

Double glazed French doors with matching side window lead to rear garden, coved and smooth plastered ceiling with inset spotlights, radiator, power points, tiled floor. Open plan to:

SITTING ROOM

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

Two double glazed 'Velux' style windows, double glazed French doors with matching side windows lead to rear garden, smooth plastered ceiling with inset spotlights, power points, tiled floor.

FIRST FLOOR LANDING

Double glazed window to front, coved and textured ceiling, access to partly boarded loft space with light and ladder, large built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM ONE

15'3 x 10'10 reducing to 5'10 (4.65m x 3.30m reducing to 1.78m)

Double glazed window to front, coved and smooth plastered ceiling with inset spotlights, large walk-in wardrobe, radiator, power points, fitted carpet.

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EN SUITE BATHROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath, wash hand basin, low flush wc and large walk-in shower cubicle, tiled walls, heated towel rail, tiled floor.

BEDROOM TWO

15' (into wardrobes) x 11'5 (4.57m (into wardrobes) x 3.48m)

Two double glazed windows to front, coved and textured ceiling, range of built-in wardrobes to one wall, two radiators, power points, fitted carpet.

BEDROOM THREE

11'8 x 11'8 (3.56m x 3.56m)

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

BEDROOM FOUR

11'8 x 10'8 (3.56m x 3.25m)

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

FAMILY BATHROOM

14'2 x 7'4 (4.32m x 2.24m)

Opaque double glazed window to rear, coved and textured ceiling, suite comprising bath with mixer tap and shower attachment, wash hand basin, bidet, low flush wc and large walk-in shower cubicle, partly tiled walls, heated towel rail, tiled floor.

WEST FACING REAR GARDEN

in excess of 60' (in excess of 18.29m')

Large patio area, decorative stone bed, neatly laid lawn area with mature flower, shrub and conifer borders, summer house, pergola, fish pond, outside lighting, outside tap. Side access leads to:

FRONT GARDEN

Neatly laid lawn area with decorative stone, shrub and tree borders, outside lighting. Cobbled driveway providing ample off road parking for several cars leads to:

INTEGRAL GARAGE

16'11 x 14'9 (5.16m x 4.50m)

With up and over door, power and lights....





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

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	