



Kempsters

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ESTATE AGENTS

2 Buxton Road
Woodside Grays RM16 2XY

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Guide price
£425,000

Guide Price: £425,000-£435,000. This three bedroomed semi detached bungalow is situated in the ever popular 'Woodside' location and would make a perfect home for a couple or a growing family. The property offers tremendous potential for extension (subject to planning permission. Drawings were previously done for rear extension and loft room and are available to view) and is offered with no onward chain.



- Potential To Extend To Rear And Into Roof (subject to planning permission)
- Drawings Were Previously Drawn For Extensions And Available To View
- Lounge 11'10 x 11'8
- Conservatory 10'3 x 6'7
- Fitted Kitchen/Breakfast Room 10'11 x 10'3
- Shower Room
- Sunny South Facing Rear Garden Approx 65'
- Garage Plus Off Road Parking For Two Vehicles
- Great Location
- No Onward Chain

ENTRANCE HALL

Coved and textured ceiling, radiator, power points, laminate floor.

BEDROOM ONE

13'2 x 10'2 (3.96m'0.61m x 3.05m'0.61m)

Double glazed bay window to front, coved and textured ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

BEDROOM TWO

8'4 x 7'9 (2.44m'1.22m x 2.13m'2.74m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

BEDROOM THREE

7'1 x 6'10 (2.13m'0.30m x 1.83m'3.05m)

Double glazed window to side, coved and textured ceiling, access to loft space, fitted double wardrobe with matching bridging units, radiator, power points, fitted carpet.

SHOWER ROOM

Opaque double glazed window to side, coved and textured ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, vinyl flooring.

LOUNGE

11'10 x 11'8 (3.35m'3.05m x 3.35m'2.44m)

Two stained windows to rear, double glazed French doors lead to conservatory, coved and textured ceiling, radiator, power points, laminate floor.

CONSERVATORY

10'5 x 6'7 (3.05m'1.52m x 1.83m'2.13m)

Double glazed French doors with matching side windows lead to rear garden, radiator, laminate floor.



KITCHEN/BREAKFAST ROOM

10'11 x 10'3 (3.05m'3.35m x 3.05m'0.91m)

Double glazed windows to rear, partially opaque glazed stable door to side, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven and hob, space for washing machine and fridge/freezer, wall mounted gas central heating boiler, partly tiled walls, radiator, power points, laminate floor.

REAR GARDEN

in excess of 65' (in excess of 19.81m')

Small concrete patio area, remainder laid to lawn with mature shrubs and conifers, small timber shed, outside tap. Access to:

GARAGE

Approached via own driveway providing off road parking.

FRONT GARDEN

Small lawn area with shrub border, brick paved area providing further off road parking.















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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (61-81) B (49-60) C (35-48) D (22-34) E (9-21) F 1-8 G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (22-34) E (9-21) F 1-8 G Not environmentally friendly - higher CO₂ emissions	
82	40		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	