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42 Rookery View
Little Thurrock Grays RM17 6AU

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Offers in excess of
£400,000

This extended three bedroomed semi detached house is situated in the sought after area of Little Thurrock and is offered with no onward chain. The property requires modernisation throughout and features include a large kitchen/dining/family room, lounge, sunny west facing rear garden plus off road parking for two vehicles.

- Extended Kitchen/Dining/Family Room 22’4 x 17’4
- Lounge 12’9 x 12’4
- Bedroom One 13’3 x 10’10
- Bedroom Two 12’ x 11’3
- Bedroom Three 7’1 x 7’
- Usable Loft Room With ‘Velux’ Style Windows Accessed Via Ladder
- Sunny West Facing Rear Garden Approx 45’
- Off Road Parking For Two Vehicles
- No Onward Chain
- Modernisation Required

ENTRANCE HALL
Access to first floor, under stairs storage cupboard, power points.

LOUNGE
12'9 x 12'4 (3.66m'2.74m x 3.66m'1.22m)
Double glazed bay window to front, radiator, power points, stained floorboards. Open plan to:

KITCHEN/FAMILY ROOM
22'4 x 17'4 (6.71m'1.22m x 5.18m'1.22m)
Double glazed patio doors with matching side windows lead to rear garden, roof light, range of base and eye level units with rolled edge work surfaces, inset double bowl sink unit, feature cast iron fireplace, two radiators, power points.

FIRST FLOOR LANDING
Access to usable loft room via ladder, power points.

USABLE LOFT ROOM
With double glazed 'Velux' style windows.

BEDROOM ONE
13'3 x 10'10 (3.96m'0.91m x 3.05m'3.05m)
Double glazed bay window to front, feature cast iron fireplace, radiator, power points, stained floorboards.

BEDROOM TWO
12' x 11'3 (3.66m' x 3.35m'0.91m)
Double glazed window to rear, built-in cupboard housing gas central heating boiler, radiator, power points, stained floorboards.

BEDROOM THREE
7'1 x 7' (2.13m'0.30m x 2.13m')
Double glazed window to front, radiator, power points.

SHOWER ROOM
Double glazed window to rear, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail.

REAR GARDEN
in excess of 45' (in excess of 13.72m')
Concrete patio area, remainder in need of some attention, hedge border.

FRONT GARDEN
With hard standing providing off road parking for two vehicles.

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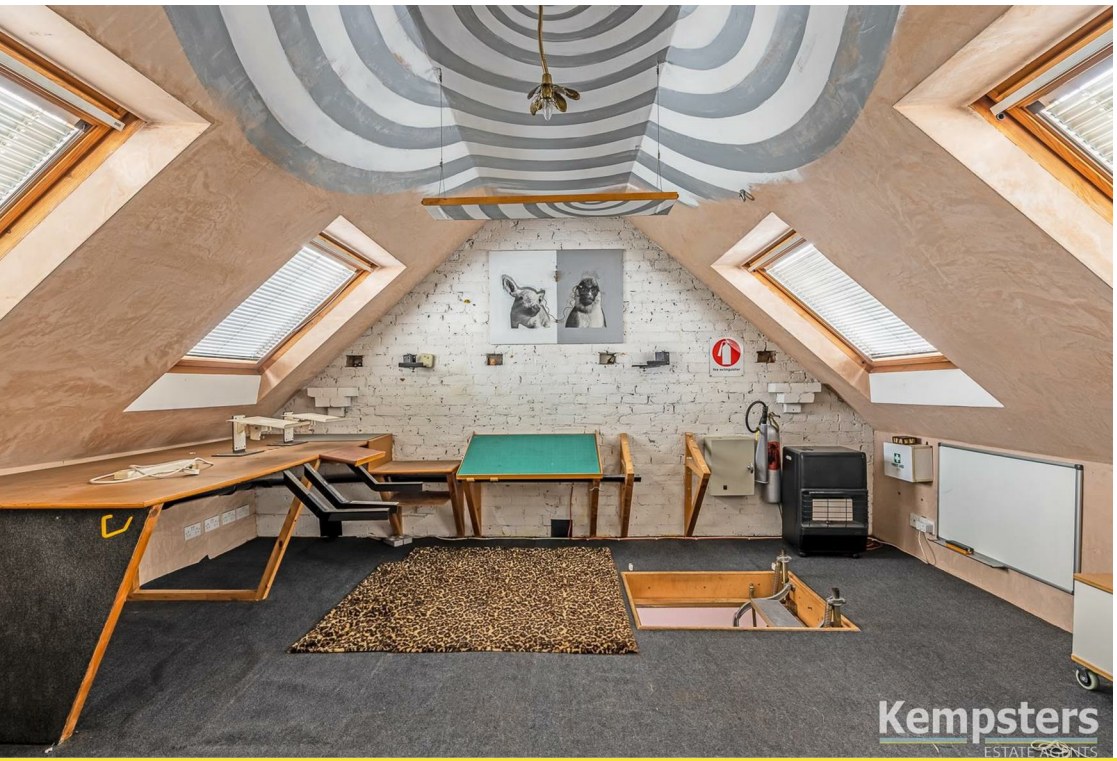
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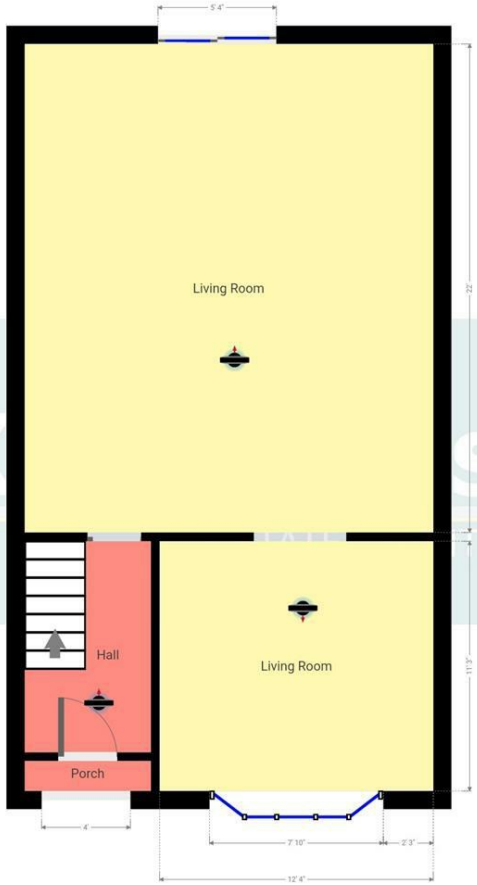

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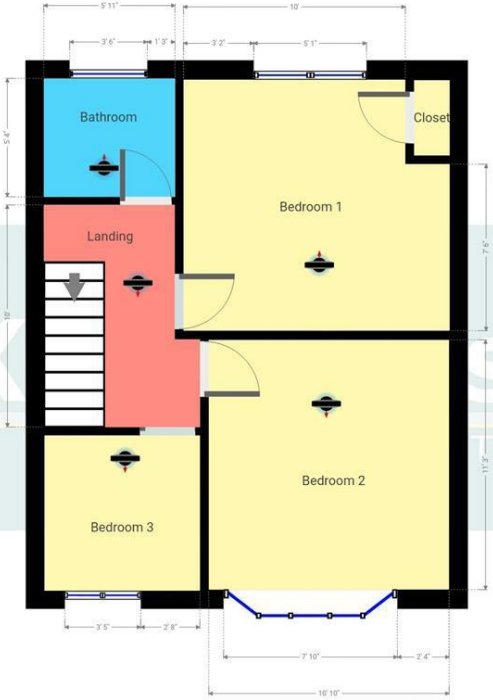

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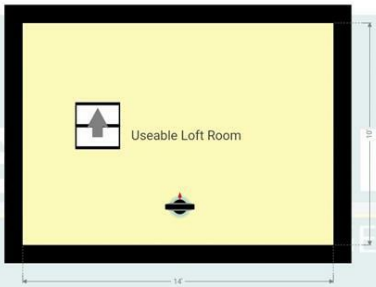

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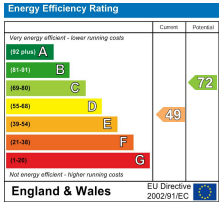

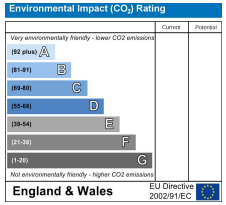

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