



Kempsters

**Kempsters**  
ESTATE AGENTS

89 Cherwell Grove  
South Ockendon RM15 6AS

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Offers in excess of  
**£330,000**



This well presented Scotswood constructed three bedroomed house has been extended to rear to provide spacious ground floor accommodation. The property is situated in a popular location within walking distance of local shops, schools and c2c train station.



- Extended To Rear
- Scotswood Construction
- Fitted Kitchen/Breakfast Room 17'9 x 10'4
- Spacious Lounge 21'2 x 11'2>9'10
- Dining/Sitting Room 9'7 x 8'5
- Good Size Bedrooms
- Stylish Shower Room
- Sunny West Facing Rear Garden Approx 35'
- Off Road Parking





### ENTRANCE PORCH

Double glazed windows to front and side, fitted carpet. Door with opaque double glazed inserts and double glazed side window leads to:

### ENTRANCE HALL

Coved and textured ceiling, access to first floor, two under stairs storage cupboards, radiator, power points, fitted carpet.

### LOUNGE

21'2" x 11'2" reducing to 9'10" (6.45m x 3.40m reducing to 3.00m)

Double glazed bow window to front, textured ceiling, fire surround with inset coal effect electric fire, radiator, power points, laminate floor. Open plan to:

### DINING/SITTING ROOM

9'7" x 8'5" (2.92m x 2.57m)

Double glazed patio doors lead to rear garden, textured ceiling, power points, laminate floor.

### KITCHEN/BREAKFAST ROOM

17'9" x 10'4" (5.41m x 3.15m)

Double glazed window to rear, opaque double glazed door to side leading to rear garden, textured ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and canopy with extractor, space for large fridge/freezer, space for washing machine and dishwasher, concealed gas central heating boiler, partly tiled walls, radiator, power points, laminate floor.

### FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard, fitted carpet.

### BEDROOM ONE

12'11" x 9'9" (3.95 x 2.98)

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



### BEDROOM TWO

13'9" x 10'9" (4.19m x 3.28m)

Double glazed window to rear, textured ceiling, radiator, power points, laminate floor.

### BEDROOM THREE

9'5" x 8'5" (2.87m x 2.57m)

Double glazed window to front, textured ceiling, radiator, power point, fitted carpet.

### SHOWER ROOM

Opaque double glazed window to rear, textured

ceiling, suite comprising large walk-in shower cubicle, vanity unit with inset wash hand basin and low flush toilet, radiator, vinyl flooring.

### REAR GARDEN

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

Immediate patio area, remainder mainly laid to lawn with decorative slate borders, fence surround, shed. Covered side access leads to:

### FRONT GARDEN

Laid to lawn with decorative pebble border. Potential

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to create off road parking although the vendors use the communal parking area in front of the property.

## COUNCIL TAX

Band A















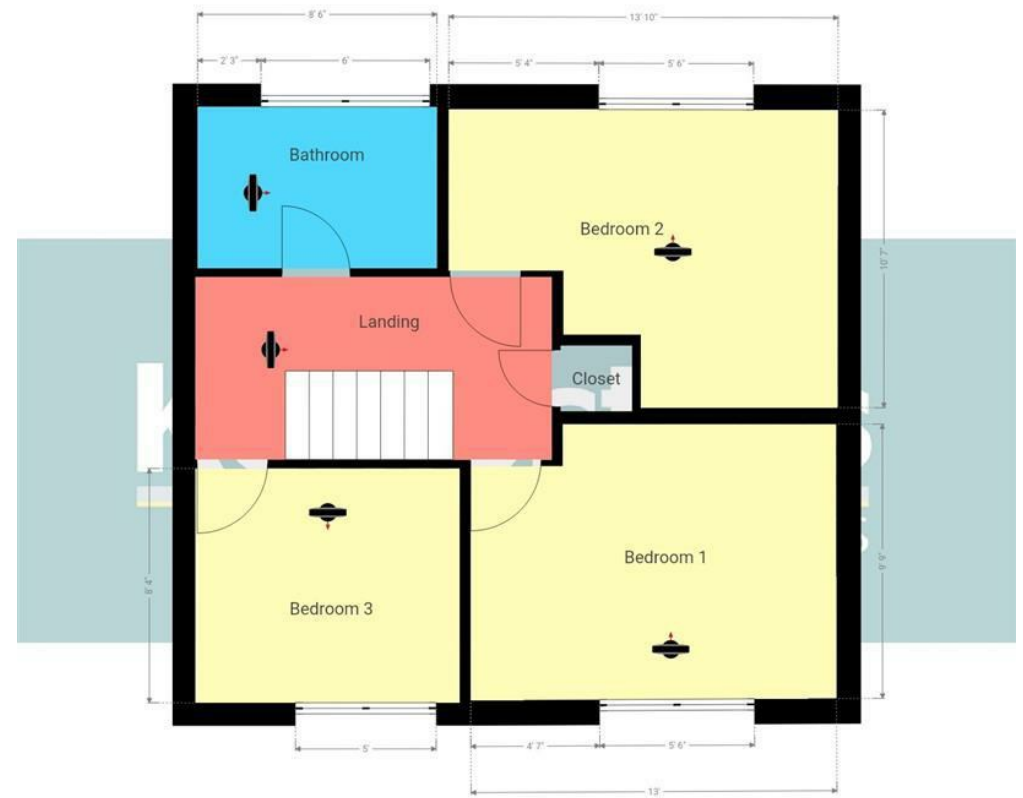








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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

