



Kempsters
ESTATE AGENTS

44 Blackshots Lane
North Grays RM16 2JU

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Asking price
£450,000

This outstanding two double bedroomed semi detached bungalow has been extended to provide spacious and well planned accommodation. The property has been maintained to a high standard and features include a spacious lounge, large fitted kitchen/diner, utility room, stylish bathroom, approx 90' rear garden plus off road parking for three vehicles.



- Spacious Lounge 21'1 x 13'4
- Lovely Fitted Kitchen/Diner 21'9 x 10'3
- Utility Room
- Bedroom One 12'11 x 10'11
- Bedroom Two 11'5 x 9'5
- Stylish Bathroom
- Approx 90'Rear Garden
- Off Road Parking For Three Vehicles

ENTRANCE HALL

Smooth plastered ceiling with inset spotlights, access to loft space, radiator, power points, laminate floor.

BEDROOM ONE

12'11 x 10'11 (3.66m'3.35m x 3.05m'3.35m)

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BEDROOM TWO

11'5 x 9'5 (3.35m'1.52m x 2.74m'1.52m)

Double glazed window to front, coved and smooth plastered ceiling, range of fitted wardrobes with matching bedside cabinets, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, shaver point, heated towel rail, tiled walls, tiled floor.

UTILITY ROOM

9'11 x 6'11 (2.74m'3.35m x 1.83m'3.35m)

Double glazed window and half opaque double glazed door to side, in need of decoration, base level cupboard and work surface with inset single drainer sink unit, space for washing machine, tumble dryer and fridge/freezer, power points, laminate floor.

LOUNGE

21'1 x 13'4 (6.40m'0.30m x 3.96m'1.22m)

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



KITCHEN/DINER

21'9 x 10'3 (6.40m'2.74m x 3.05m'0.91m)

Double glazed French doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave combi, hob, extractor, full height fridge and dishwasher, two radiators, power points, laminate floor.

REAR GARDEN

in excess of 90' (in excess of 27.43m')

Brick paved patio area, raised decking area with summer house and shed, fence surround, outside tap. Side access leads to:

FRONT GARDEN

Brick paved providing off road parking for three vehicles.

COUNCIL TAX

Band D















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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		
(82 plus) A		83	(82 plus) A		
(61-81) B			(61-81) B		
(40-60) C			(40-60) C		
(15-39) D	61		(15-39) D		
(9-14) E			(9-14) E		
(1-8) F			(1-8) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
G			G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		