



Kempsters
ESTATE AGENTS

118 River View
Chadwell St Mary Grays RM16 4BA

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Offers in the region
£475,000

This outstanding four bedroomed semi detached house is situated in a great location within walking distance of several primary schools, secondary schools and sixth form college. The property has been maintained to a high standard throughout and is positioned on a large plot which offers potential for further extension if required (subject to planning permission).



- Lounge 14'10 x 11'10
- Dining Room 11'8 x 9'11
- Fitted Kitchen 17'5<20'10 x 8'9
- Conservatory 16'5 x 9'6
- Stylish Ground Floor Shower Room
- Fitted Wardrobes To All Bedrooms
- Stylish First Floor Bathroom
- Rear Garden Approx 100'
- Several Outbuildings Including Hot Tub, Gym, Shed And Air Raid Shelter
- Off Road Parking For Six Vehicles If Required



ENTRANCE PORCH

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, radiator, tiled floor.

ENTRANCE HALL

Smooth plastered ceiling, access to first floor, large built-in under stairs storage cupboard, radiator, laminate floor.

LOUNGE

14'10 x 11'10 (4.27m'3.05m x 3.35m'3.05m)

Double glazed window to front, smooth plastered ceiling, feature fireplace with inset coal effect fire, built-in storage cupboard, radiator, power points, laminate floor.

DINING ROOM

11'8 x 9'11 (3.35m'2.44m x 2.74m'3.35m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

INNER LOBBY

Smooth plastered ceiling, vinyl flooring.

SHOWER ROOM

8'8 x 6'8 (2.44m'2.44m x 1.83m'2.44m)

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

KITCHEN

17'5<20'10 x 8'9 (5.18m'1.52m<6.10m'3.05m x 2.44m'2.74m)

Double glazed window to rear, double glazed French doors lead to conservatory, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, oven, hob and canopy with extractor, space for large fridge/freezer, washing machine, dishwasher and tumble dryer, power points, vinyl flooring.



CONSERVATORY

16'5 x 9'6 (4.88m'1.52m x 2.74m'1.83m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Double glazed window to side, smooth plastered ceiling, access to loft space (which we understand is boarded with power and light, accessed via loft ladder), built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

12'11 x 11'11 (into wardrobes) (3.66m'3.35m x 3.35m'3.35m (into wardrobes))

Double glazed window to front, smooth plastered ceiling, extensive range of fitted wardrobes, radiator, power points, fitted carpet.

BEDROOM TWO

12'1 (into wardrobes) x 10'1 (3.66m'0.30m (into wardrobes) x 3.05m'0.30m)

Double glazed window to front, smooth plastered ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.



BEDROOM THREE

11'1 x 8'3 (plus door recess) (3.35m'0.30m x 2.44m'0.91m (plus door recess))

Double glazed window to rear, smooth plastered ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

BEDROOM FOUR

8'2 x 7'9 (2.44m'0.61m x 2.13m'2.74m)

Double glazed window to rear, smooth plastered ceiling, range of fitted wardrobes with matching bridging units, radiator, power points, fitted carpet.

BATHROOM

7'6 x 6'11 (2.13m'1.83m x 1.83m'3.35m)

Opaque double glazed windows to rear and side, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, shower cubicle, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, heated towel rail, tiled floor.

REAR GARDEN

in excess of 100' (in excess of 30.48m')

Neatly laid lawn area with flower and shrub borders, concrete hard standing, accessed via double gates at the side, providing potential for at least two further parking spaces if required, purpose built outbuilding with large hot tub to remain, raised decking area with storage shed, barbecue area with bar and gym with equipment to remain, all with power and light, further shed providing access to air raid shelter, greenhouse, outside tap. Side access leads to:

FRONT GARDEN

Tiered decorative pebble area with wall surround, brick paved driveway providing off road parking for four vehicles.

PROPERTY INFORMATION

Council Tax: Band C £1,427 per year

Gas central heating with combi boiler

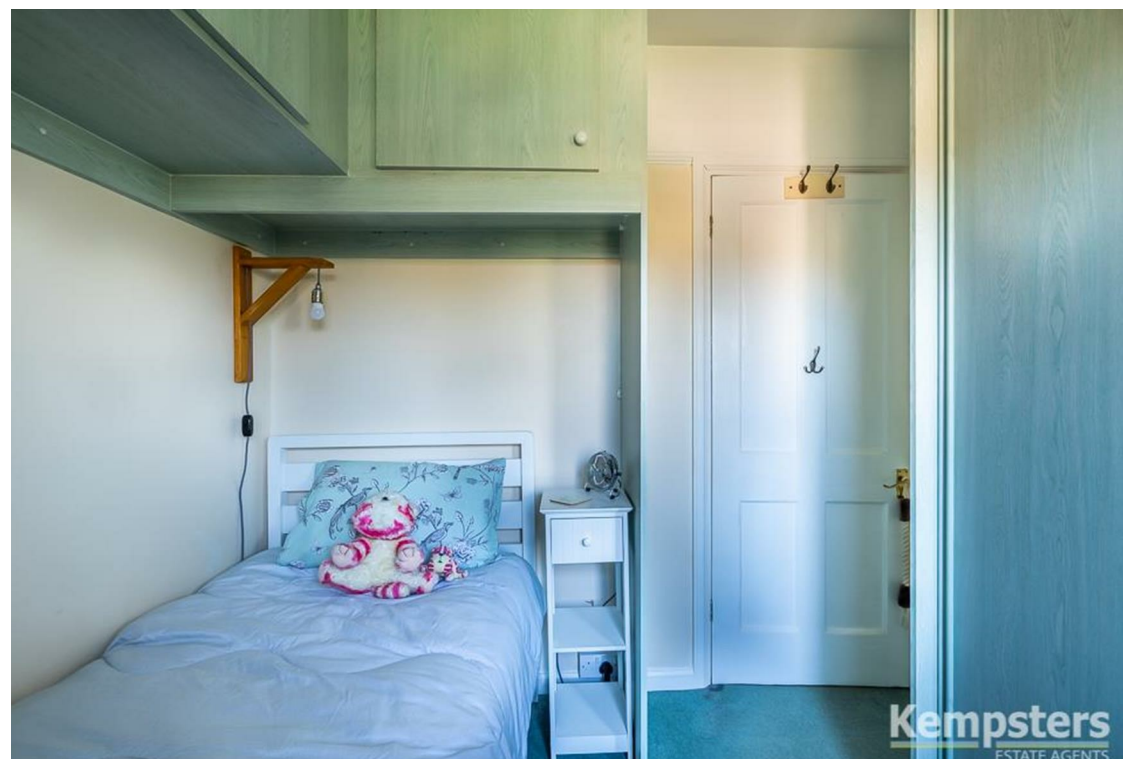
We understand the loft is boarded and has power and light



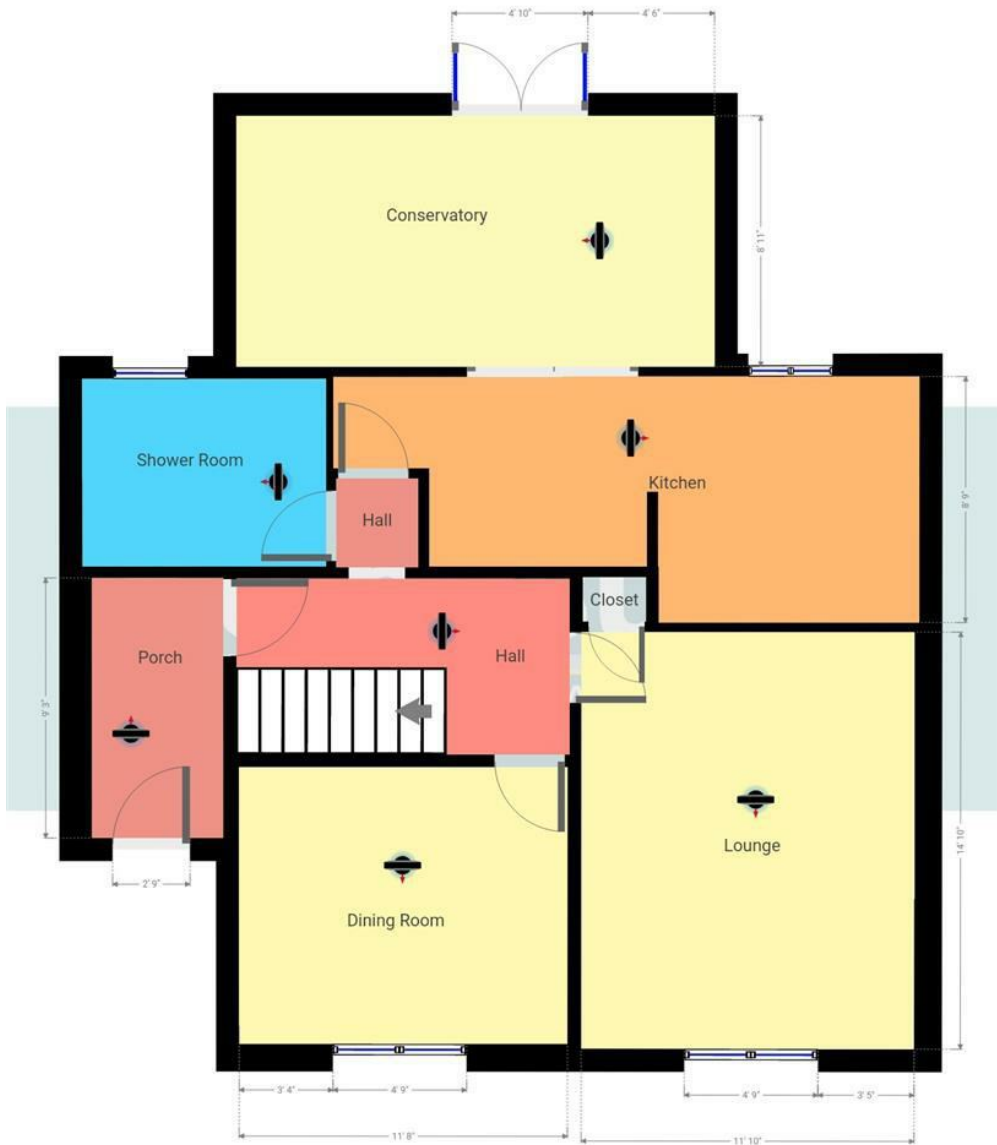




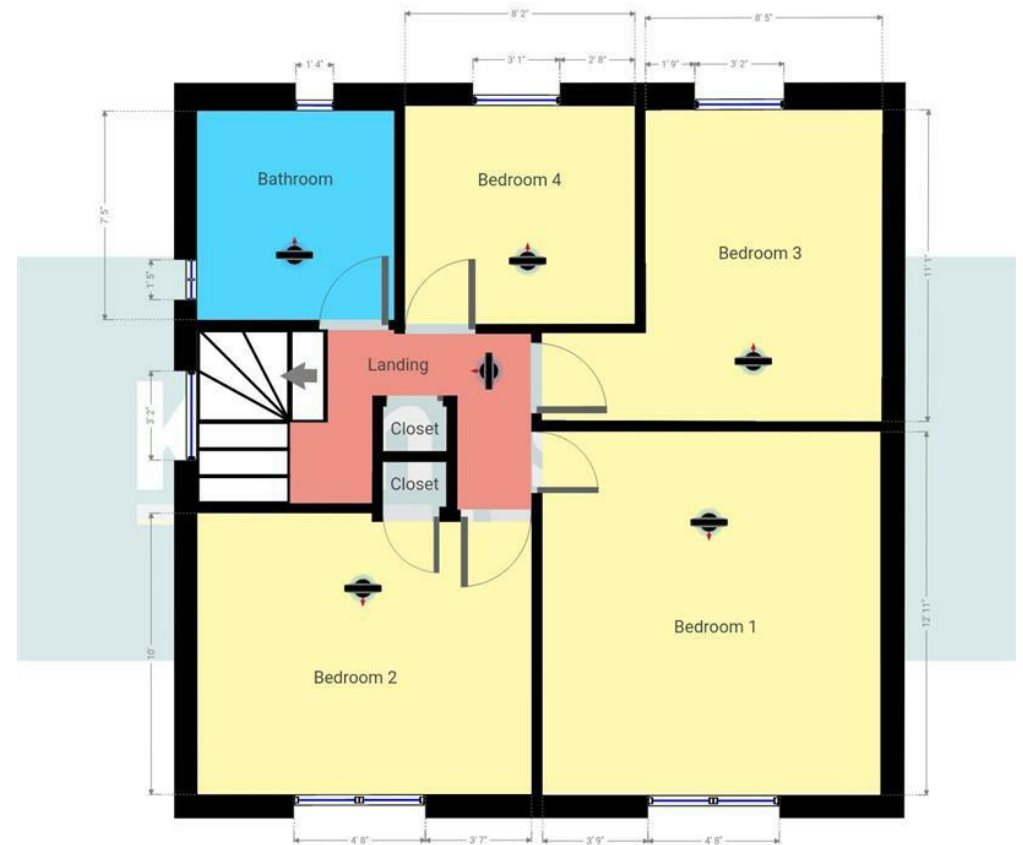
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(27-38) F			
(1-26) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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