



Kempsters

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ESTATE AGENTS

119 Hogg Lane
Grays RM16 6QP

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Offers in excess of
£550,000

This well presented four bedroomed detached house is situated in a great location within easy reach of Grays Town Centre, local schools and Lakeside Shopping Centre. Features include a bright lounge overlooking the south facing garden, dining room, fitted kitchen, conservatory, en suite to bedroom one, integral garage plus off road parking for several vehicles.



- Lounge 14'6 x 11'8
- Dining Room 10'1 x 8'7
- Fitted Kitchen 16'3 x 8'7
- Conservatory 11'4 x 10'8
- Bedroom One 11'11>8'10 x 10'4 With En Suite
- Bedroom Two 10'4 x 8'5
- Bedroom Three 10'4 x 8'5
- Bedroom Four 9'8<11'8 x 7'6
- Sunny South Facing Rear Garden Approx 35'
- Integral Garage Plus Ample Off Road Parking

ENTRANCE HALL

Opaque double glazed window to front, coved and smooth plastered ceiling, radiator, power point, laminate floor.

GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, suite comprising wash hand basin and low flush toilet, radiator, vinyl flooring.

KITCHEN

16'3 x 8'7 (4.88m'0.91m x 2.44m'2.13m)

Double glazed window to front, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, range style cooker with extractor canopy above, integrated fridge, space for washing machine and freezer, further appliance space, wall mounted gas central heating boiler, partly tiled walls, power points, vinyl flooring.

LOUNGE

14'6 x 11'8 (4.27m'1.83m x 3.35m'2.44m)

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

DINING ROOM

10'1 x 8'7 (3.05m'0.30m x 2.44m'2.13m)

Double glazed French doors lead to conservatory, coved and smooth plastered ceiling, dado rail, radiator, power points, laminate floor.

CONSERVATORY

11'4 x 10'8 (3.35m'1.22m x 3.05m'2.44m)

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

FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, built-in airing cupboard, radiator, power point, fitted carpet.



BEDROOM ONE

11'11 reducing to 8'10 x 10'4 (3.35m'3.35m reducing to 2.44m'3.05m x 3.05m'1.22m)

Double glazed window to front, smooth plastered ceiling, two built-in double wardrobes with mirrored doors, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to front, coved and smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

BEDROOM TWO

10'4 x 8'5 (3.05m'1.22m x 2.44m'1.52m)

Double glazed window to rear, smooth plastered ceiling, built-in double wardrobe, radiator, power points, fitted carpet.

BEDROOM THREE

10'4 x 8'5 (3.05m'1.22m x 2.44m'1.52m)

Double glazed window to rear, smooth plastered ceiling, built-in double wardrobe, radiator, power points, fitted carpet.



BEDROOM FOUR

9'8" x 11'8" x 7'6" (2.74m x 3.35m x 2.44m x 2.13m x 1.83m)

Double glazed window to front, smooth plastered ceiling, range of fitted storage with hanging and drawer space, radiator, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising bath, pedestal wash hand basin and low flush toilet, partly tiled walls, shaver point, radiator, tiled floor.

REAR GARDEN

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

Large decking area, remainder laid to lawn with decorative stone borders, fence surround, timber shed.

FRONT GARDEN

Laid to tarmac providing potential for off road parking. Driveway leads to:

INTEGRAL GARAGE

With power and light.

COUNCIL TAX

Band E: £2,120 per year

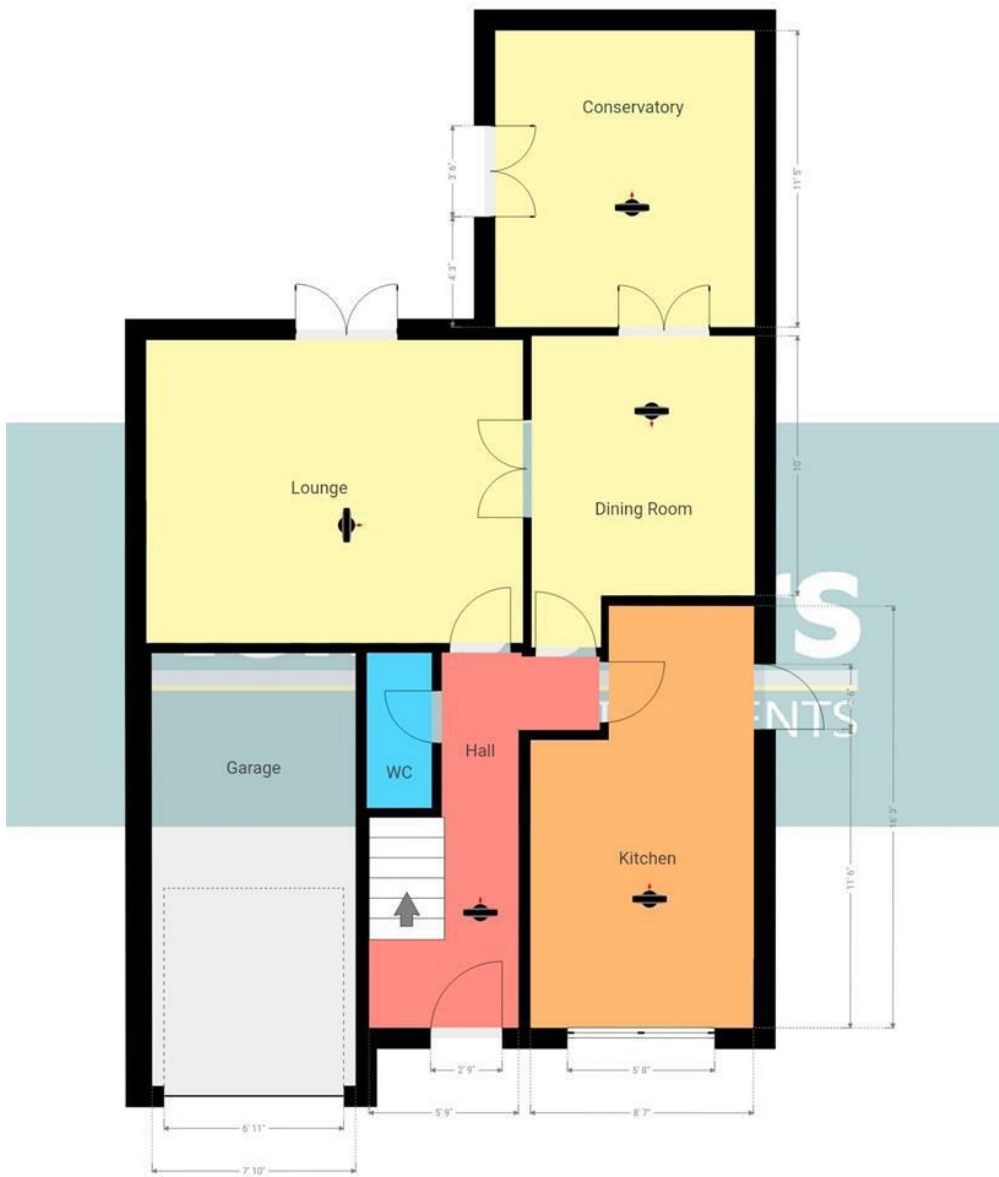












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