



**Kempsters**  
ESTATE AGENTS

125 Kent Road  
Grays RM17 6DE

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Asking price  
**£335,000**



**This spacious three bedroomed house has a really homely feel and is situated in a lovely walkway position overlooking allotments to the front. The property lies within easy walking distance of Grays town centre and features include a bright lounge, fitted kitchen/diner, sunny west facing rear garden plus garage and parking space.**



- Lounge 12' x 10'7
- Fitted Kitchen/Diner 16'6 x 9'10
- Bedroom One 12' x 9'8
- Bedroom Two 9'11 x 9'9
- Bedroom Three 8'1 x 6'7
- Bathroom
- Sunny West Facing Rear Garden Approx 30'
- Garage And Parking Space
- Overlooking Allotments To Front
- Easy Walking Distance To Grays Town Centre





### ENTRANCE PORCH

Fitted carpet. Partially opaque glazed door with opaque glazed side window to:

### ENTRANCE HALL

Coved and textured ceiling, access to first floor, under stairs storage cupboard, radiator, fitted carpet.

### LOUNGE

12' x 10'7 (3.66m' x 3.05m'2.13m)

Double glazed window to front, coved and textured ceiling, feature fire surround with pebble effect fire, radiator, power points, fitted carpet. Open plan through to:

### KITCHEN/DINER

16'6 x 9'10 (4.88m'1.83m x 2.74m'3.05m)

Double glazed window and double glazed French doors with matching side windows lead to rear garden, coved and textured ceiling, range of base and eye level units with contrasting work surfaces inset single drainer sink unit, integrated double oven, hob and extractor, further appliance spaces, part tiling to three walls, wall mounted gas central heating boiler, radiator, power points, tile effect laminate floor to kitchen area, fitted carpet to dining area.

### FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, fitted carpet.

### BEDROOM ONE

12' x 9'8 (3.66m' x 2.74m'2.44m)

Double glazed window to front, coved and textured ceiling, radiator, power points, fitted carpet.

### BEDROOM TWO

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

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.



### BEDROOM THREE

8'1 x 6'7 (2.44m'0.30m x 1.83m'2.13m)

Double glazed window to front, coved and textured ceiling, radiator, power points, fitted carpet.

### BATHROOM

Opaque double glazed window to rear, coved and textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, radiator, vinyl flooring.

### REAR GARDEN

in excess of 30' (in excess of 9.14m')

Crazy paved patio area, lawn area with flower border, timber shed. Rear access leads to:

### GARAGE

In nearby block with parking space in front.

### FRONT GARDEN

Laid to lawn with hedge and dwarf wall surround.

### COUNCIL TAX

Band B

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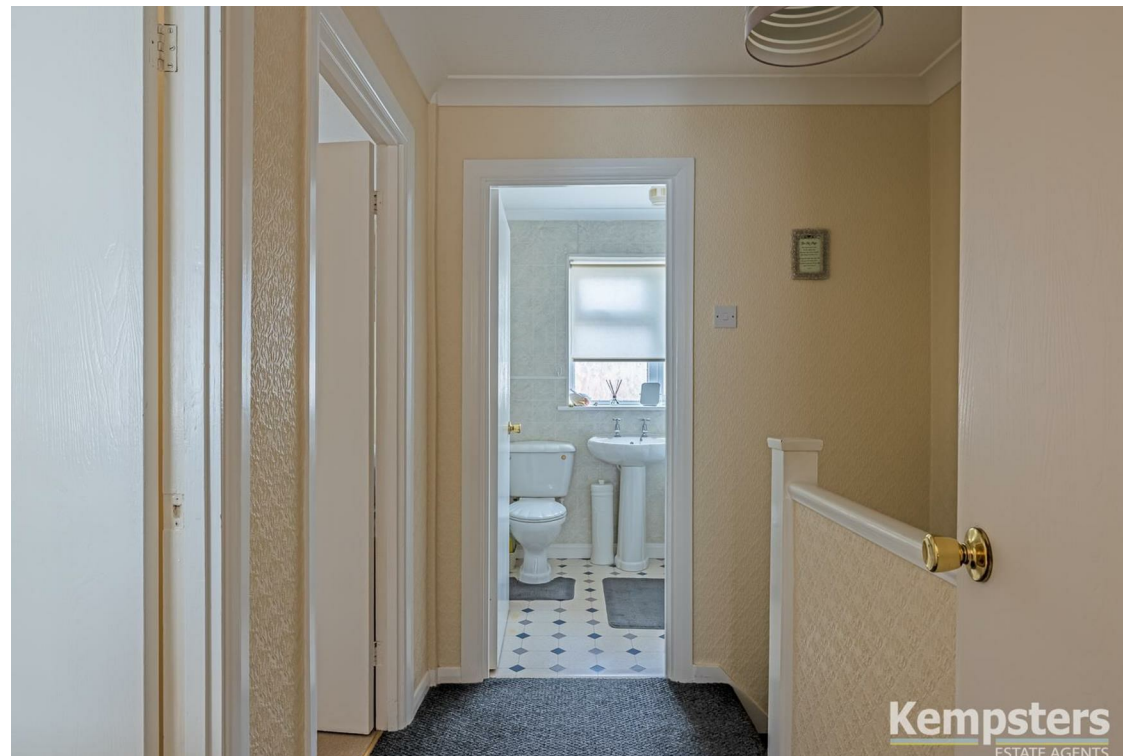




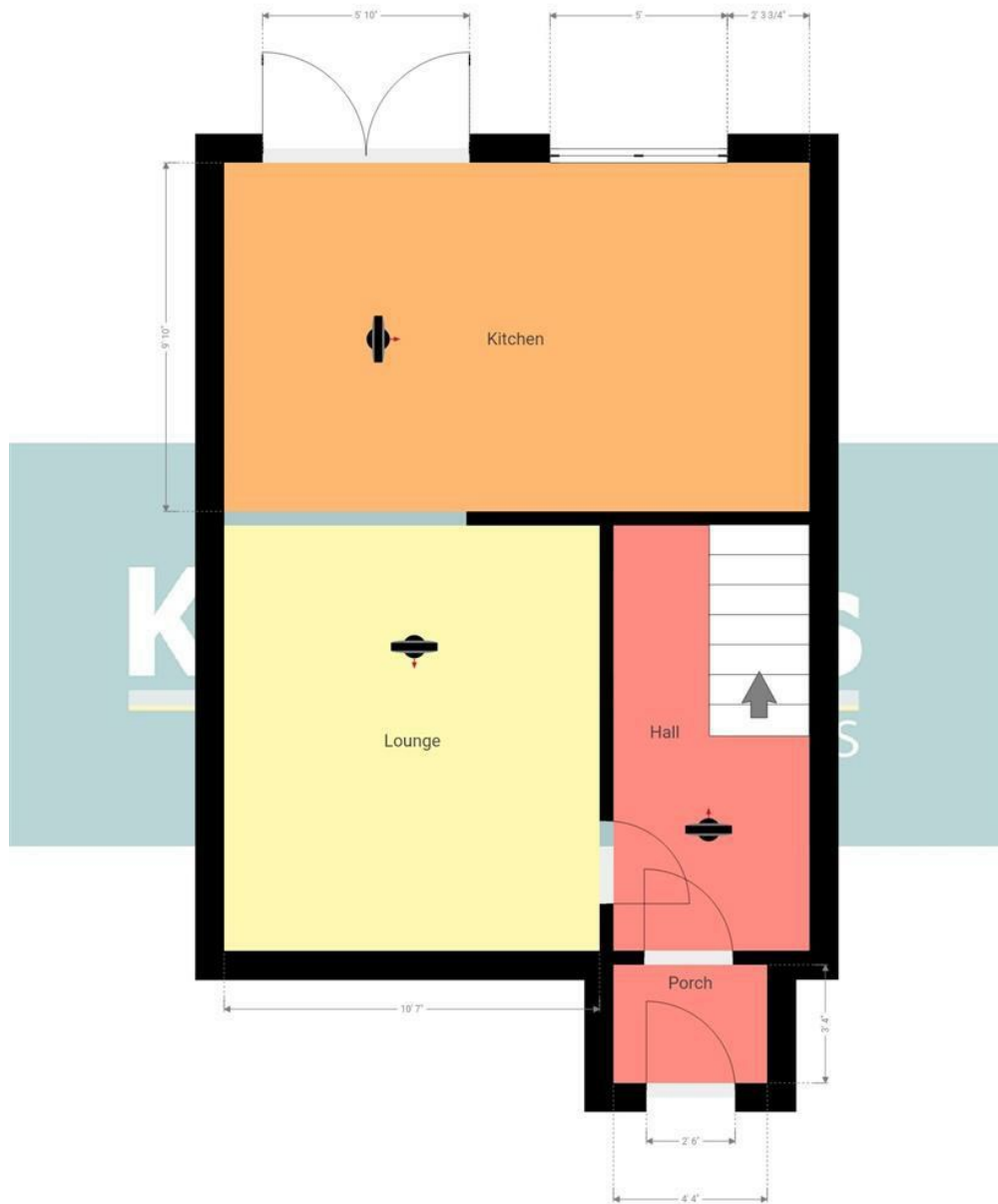












Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy, Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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