



Kempsters

**Kempsters**  
ESTATE AGENTS

20 Bankfoot  
Badgers Dene Grays RM17 5JA



Offers in excess of  
**£550,000**



**This spacious four/five bed roomed detached house has been extended to the front and rear to provide spacious and flexible accommodation. The property is located in a popular location just a short walk from Grays town centre and train station.**



- Great Location
- Lounge And Dining Room
- Sitting Room/Possible Bedroom Five
- Large Kitchen/Breakfast Room
- En Suites To Bedrooms One And Two
- Family Bathroom
- Private Rear Garden Approx 60' Backing Onto A Nature Reserve
- Garage
- Own Driveway Providing Off Road Parking For Two Vehicles



### **ENTRANCE HALL**

Coved and smooth plastered ceiling, access to first floor, fitted storage cupboard, laminate floor.

### **GROUND FLOOR CLOAKROOM**

Opaque double glazed window to side, textured ceiling with inset spotlights, suite comprising wash hand basin and low flush toilet, radiator, tiled floor.

### **INNER HALLWAY/POSSIBLE STUDY**

7'10 x 4'9 (2.39m x 1.45m)

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

### **LOUNGE**

15'3 x 14'3 (4.65m x 4.34m)

Coved and smooth plastered ceiling with inset spotlights, feature fireplace, radiator, power points, fitted carpet. Open plan to:

### **DINING ROOM**

14'1 x 9'9 (4.29m x 2.97m)

Double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.

### **KITCHEN/BREAKFAST ROOM**

19'11 x 12'2 (6.07m x 3.71m)

Double glazed window to side, double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling with inset spotlights, base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, part tiling to three walls, power points, tiled floor.

### **SITTING ROOM/POSSIBLE BEDROOM FIVE**

14'6 x 11'4 reducing to 10'4 (4.42m x 3.45m reducing to 3.15m)

Double glazed window to front, coved and smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.



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### **FIRST FLOOR LANDING**

Double glazed window to front, coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, power point, fitted carpet.

### **BEDROOM ONE**

21'2 x 9'10 reducing to 7'10 (6.45m x 3.00m reducing to 2.39m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, large built-in double wardrobe, radiator, power points, laminate floor.

### **EN SUITE**

Opaque double glazed window to rear, textured ceiling with inset spotlights, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

### **BEDROOM TWO**

17'5 x 8'8 (5.31m x 2.64m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.







### EN SUITE

Opaque double glazed window to rear, textured ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, fitted cupboard, heated towel rail, tiled walls, tiled floor.

### BEDROOM THREE

11'7" (into wardrobes) x 6'10" (3.53m (into wardrobes) x 2.08m)

Double glazed window to square bay window to front, coved and smooth plastered ceiling, large walk-in storage cupboard (potential to extend the length of the room by 2'), radiator, power points, laminate floor.

### BEDROOM FOUR

7'<9' x 6'2" (2.13m<2.74m x 1.88m)

Double glazed window to front, coved and smooth plastered ceiling, built-in storage cupboard, radiator, power points, laminate floor.

### BATHROOM

Textured ceiling with inset spotlights, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

### REAR GARDEN

in excess of 60' (in excess of 18.29m')

Large brick paved patio area, remainder laid to lawn with shrub border, fence surround, floor to garage and side access leading to:

### FRONT GARDEN

Laid to lawn with mature hedge, shrubs and trees. Driveway providing off road parking for two vehicles and leading to:

### GARAGE

With up and over door, power and light.

### COUNCIL TAX

Band D























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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 plus(A)	82	Very environmentally friendly - lower CO <sub>2</sub> emissions 82 plus(A)	
161-81(B)		81-81(B)	
104-62(C)		62-80(C)	
55-48(D)		45-61(D)	
39-54(E)		29-54(E)	
22-38(F)		13-28(F)	
1-20(G)		1-12(G)	
All energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC