



Kempsters

**Kempsters**  
ESTATE AGENTS

36 Bradleigh Avenue  
Grays RM17 5XD

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Asking price  
£875,000



Wow! A dream home in one of Grays' most sought after avenues, sitting on one of the largest plots in the area . This stunning five/six bedroomed detached house has been maintained to the highest of standards and offers spacious and well planned accommodation throughout. Features include a large lounge with bi-folding doors overlooking the 325' rear garden with woodland area at the bottom, lovely fitted kitchen/diner, utility room, conservatory, sitting room/bedroom six, en suite to bedroom one, stylish bathroom, double length garage and in-out driveway providing ample off road parking.



- Everything You Could Wish For In A Perfect Family Home
- Sought After Location
- Rear Garden Approx 325'
- Spacious Lounge With Bi-Folding Doors
- Lovely Fitted Kitchen/Diner
- Utility Room
- Conservatory
- Stylish Bathroom
- Double Length Garage
- In-Out Driveway Providing Ample Off Road Parking



### ENTRANCE PORCH

Two opaque double glazed windows to front, smooth plastered ceiling with inset spotlight. Double glazed door with matching side window leads to:

### ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, access to first floor, large built-in storage cupboard, radiator, power points, laminate floor.

### GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, suite comprising wash hand basin and low flush toilet, laminate floor.

### LOUNGE

25'1 x 12'2<13'10 (7.62m'0.30m x 3.66m'0.61m<3.96m'3.05m)

Double glazed bay window to front, double glazed bi-folding doors lead to rear garden, smooth plastered ceiling with inset spotlights, feature chimney breast with inset 'living flame' fire, two radiators, power points, fitted carpet.

### SITTING ROOM/BEDROOM SIX

14' x 7'11 (4.27m' x 2.13m'3.35m)

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

### KITCHEN/DINER

19'4 x 13'10 (5.79m'1.22m x 3.96m'3.05m)

Double glazed window to rear, double glazed bi-folding doors lead to conservatory, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset double bowl sink unit, integrated oven, hob, canopy with extractor, microwave and dishwasher, space for large fridge/freezer, radiator, power points, laminate floor.

### UTILITY ROOM

7'5 x 4'7 (2.13m'1.52m x 1.22m'2.13m)

Opaque double glazed window to side, smooth plastered ceiling, work surface with inset single drainer sink unit, double cupboard above, space for washing machine and tumble dryer, heated towel rail, partly tiled walls, tiled floor.



### CONSERVATORY

12' x 9'4 (3.66m' x 2.74m'1.22m)

Double glazed windows to rear and side, double glazed French doors lead to rear garden, smooth plastered ceiling with two double glazed 'Velux' style windows, wall mounted electric heater, power points, laminate floor.

### FIRST FLOOR LANDING

Smooth plastered ceiling with inset spotlights, access to loft space, fitted carpet.

### BEDROOM ONE

14'3<18' x 10'2 (4.27m'0.91m<5.49m' x 3.05m'0.61m)

Double glazed window to rear, smooth plastered ceiling, fitted triple wardrobe, radiator, power points, fitted carpet.

### EN SUITE

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising large walk-in shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled floor.

### BEDROOM TWO

13'4 x 13'3 (3.96m'1.22m x 3.96m'0.91m)

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







### BEDROOM THREE

12'11 x 11'6 (3.66m'3.35m x 3.35m'1.83m)

Double glazed French doors with 'Juliette' balcony overlooking rear garden, smooth plastered ceiling, radiator, power points, fitted carpet.

### BEDROOM FOUR

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

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

### BEDROOM FIVE

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

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

### REAR GARDEN

in excess of 320' (in excess of 97.54m')

Large decking area extending round to create a barbecue area with sink, neatly laid lawn with mature shrub, conifer and tree borders, second decking area, sunken area offering potential for seating, further barbecue area or even a pond, natural woodland area at the bottom of the garden, timber shed, large summer house/cabin (12'8 x 8'7) with decked area outside.

### BATHROOM

8'6 x 8'3 (2.44m'1.83m x 2.44m'0.91m)

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising large bath with independent shower unit above, shower screen, two wash hand basins and low flush toilet, two heated towel rails, tiled floor.

### GARAGE

31'6 x 10'11 (9.45m'1.83m x 3.05m'3.35m)

Accessed from rear garden via double glazed French doors, with power, light and mezzanine storage area.

### FRONT GARDEN

Pebbled in-out driveway providing off road parking for several vehicles, mature shrub and tree beds.

### COUNCIL TAX

Band E











At least  
MY LOVE Has  
Come Along  
My Family, Dogs and I  
& LIFE is Like a Song  
BY A. JAMES













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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (93-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-92) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC