



20 Gourney Grove



20 Gourney Grove Grays Essex RM16 2DA

£400,000



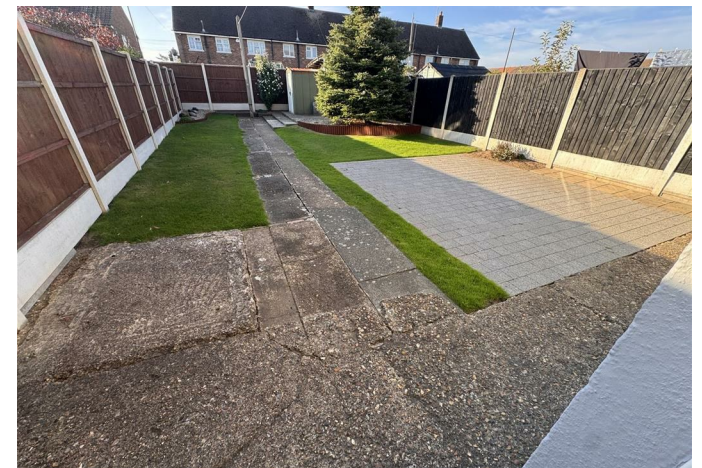
CHECK OUT THE VIDEO

Richard Poyntz and Company are delighted to present for sale this stunning, spacious three-bedroom terraced house in the popular residential area of Grays and Stifford Clays. The property is conveniently located near excellent transport links to the A13, Lakeside Shopping Centre and the M25. Nearby are Stifford Clays Primary School and William Edwards Senior School.

The front of the property features a block-paved garden, while the rear boasts a larger-than-average garden with a pergola area perfect for seating, a shed, and a mainly lawned area with block paving. Inside, you'll find a spacious hallway leading to a superb lounge, a small store cupboard and a stunning L-shaped kitchen/diner fitted with modern white gloss units at base and eye level, complete with a built-in Neff oven and hob.

Upstairs, you'll find three excellent-sized bedrooms, a spacious landing with an airing cupboard and a superb four-piece family bathroom. The property also benefits from gas-fired central heating and is mainly double-glazed throughout. The shutter blinds are also included.

We highly recommend viewing this property to appreciate the size and accommodation.



HALL

UPVC Entrance door to front. Obscure pattern with double-glazed insets. Obscure a double-glazed window to either side, giving access to a spacious hallway. Coved flat plastered ceiling. Radiator. Stairs to first-floor accommodation. Doors off to ground floor accommodation and a store cupboard. Carpet.

LOUNGE

19'1 x 12'6 (5.82m x 3.81m)
An excellent-sized lounge with a coved and textured ceiling. Two UPVC double-glazed windows to the rear. Wallpaper decor to some walls. Radiator. Feature fireplace. Carpet.



L SHAPED KITCHEN/DINER

18'8 x 12'10 overall max measurement (5.69m x 3.91m overall max measurement)
L-shaped kitchen/dining area is stunning—flat plastered ceiling. One UPVC double-glazed window is at the front, plus another obscure-glazed window. Please note there was originally a further door into the property that had been blocked off. Composite-style door to the rear gives access to the garden. Feature radiator. Modern units at base and eye level with matching drawers. Square edge work surface over with matching upstands. Sink and drainer with chrome mixer tap. Neff four-ring gas hob with Neff oven under. Space for further appliances and

plumbing for washing machine. Please note that one of the cupboards houses the boiler. Tiling to floor.

LANDING

Coved to flat plastered ceiling with loft hatch. Upvc double-glazed window to front. Radiator. Doors off to accommodation and door to airing cupboard, housing hot water cylinder. Carpet.

BEDROOM ONE

12'2 x 11' (3.71m x 3.35m)

This is a great sized room. It is coved to a textured ceiling. There is an Upvc double-glazed window to the rear. There is a radiator. Wardrobes and drawers will remain. The carpet.

BEDROOM TWO

12'4 x 8'8 (3.76m x 2.64m)

Further good sized double bedroom. Coved and flat plastered ceiling. Upvc double-glazed window to the rear. Radiator. Wood flooring.

BEDROOM THREE

9'10 x 7'1 (3.00m x 2.16m)

Again, another good-sized bedroom. Coved to flat plastered ceiling. Upvc double-glazed window to the front. Radiator. Wood flooring.

BATHROOM

Obscured tiling with concealed lighting to the ceiling. Obscure double-glazed window to the front. Tiling to the walls. Radiator. Vinyl floor covering. Four-piece bathroom suite comprising pedestal wash hand basin with Chrome mixer tap, close-coupled level handle wc, large corner bath Chrome with mixer taps, shower tray with glass screen and doors, and wall-mounted shower.

REAR GARDEN

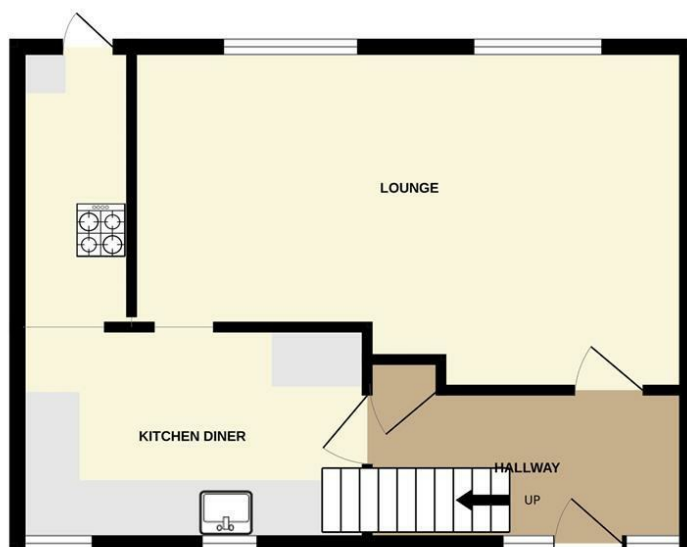
Hardstanding pathway with lawn either side. Block-paved area. Minature logs with bedding for plants with shingled areas. Further paved area to rear of garden, which leads to shed. Outside tap and power points. Fenced to boundaries.

FRONT GARDEN

Block paving with step up Entrance door. Outside tap. Fencing to two boundaries.



GROUND FLOOR



1ST FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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