



Kempsters

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46 Premier Avenue
North Grays RM16 2SD

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Asking price
£450,000

This lovely three/four bedroomed semi detached house is situated in a popular location within easy walking distance of local shops and schools. The property has been extended to the side and rear which provides spacious and flexible family accommodation throughout.



- Lounge/Diner 25'4 max x 12'9>10'4
- Fitted Kitchen 10'2 x 9'9
- Dining Room/Bedroom Four 10'9 x 9
- Study 8'4 x 7'10
- Stylish Ground Floor Bathroom And First Floor Shower Room
- Bedroom One 13'6 x 11'9 (into wardrobes)
- Bedroom Two 11'3 x 10'6
- Bedroom Three 8'1 x 6'11
- Large Summer House/Gym/Office
- Off Road Parking For Two Vehicles.



ENTRANCE PORCH

Double glazed windows to sides, smooth plastered ceiling, laminate floor. Open plan to:

ENTRANCE HALL

Smooth plastered ceiling, picture rail, access to first floor, built-in under stairs storage cupboard, further built-in storage cupboard, radiator, power points, partially opaque double glazed door leads to rear garden.

LOUNGE/DINER

25'4 max x 12'9 reducing to 10'4 (7.62m'1.22m max x 3.66m'2.74m reducing to 3.05m'1.)

Double glazed square bay window to front, smooth plastered ceiling, feature fireplace, two radiators, power points, carpet (there is a piece of carpet missing around the fireplace which is covered with a rug).

KITCHEN

10'2 x 9'9 (3.05m'0.61m x 2.74m'2.74m)

Double glazed window to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated hob, canopy with extractor and two base level ovens, space for large fridge/freezer, dishwasher and washing machine, partly tiled walls, power points, tiled floor.

DINING ROOM/BEDROOM FOUR

10'9 x 9' (3.05m'2.74m x 2.74m')

Double glazed French doors lead to rear garden, smooth plastered ceiling, radiator, power points, laminate floor.

STUDY

8'4 x 7'10 (2.44m'1.22m x 2.13m'3.05m)

Smooth plastered ceiling, power points, laminate floor.



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GROUND FLOOR BATHROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

FIRST FLOOR LANDING

Opaque double glazed window to side, smooth plastered ceiling, access to loft space, fitted carpet.

BEDROOM ONE

13'6 x 11'9 (into wardrobes) (3.96m'1.83m x 3.35m'2.74m (into wardrobes))

Double glazed square bay window to front, smooth plastered ceiling, picture rail, range of fitted wardrobes, radiator, power points, fitted carpet.

BEDROOM TWO

11'3 x 10'6 (3.35m'0.91m x 3.05m'1.83m)

Double glazed window to rear, smooth plastered ceiling, picture rail, two double fitted wardrobes, radiator, power points, laminate floor.



BEDROOM THREE

8'1 x 6'11 (2.44m'0.30m x 1.83m'3.35m)

Double glazed window to rear, radiator, power points, laminate floor.

SHOWER ROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising large walk-in shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, partly tiled walls, tiled floor.

REAR GARDEN

in excess of 95' (in excess of 28.96m')

Immediate decking area, storage shed, lawn with fence surround, raised patio at rear and leading to:

BRICK BUILT SUMMER HOUSE

23' x 11 (7.01m' x 3.35m)

With power and light. Potential as a gym, home office summer house.

FRONT GARDEN

Brick paved providing off road parking for two vehicles.











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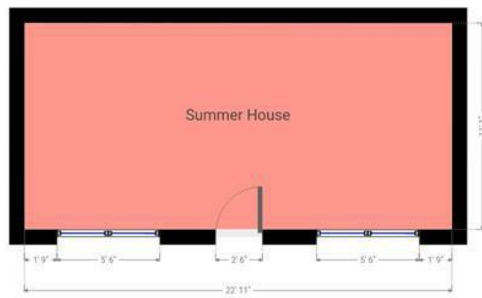
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [85-91] A		Very environmentally friendly - lower CO ₂ emissions [82 plus] A	
[75-84] B		[81-81] B	
[65-74] C		[69-80] C	
[55-64] D	59	[59-68] D	
[45-54] E		[49-58] E	
[35-44] F		[39-48] F	
[15-34] G		[29-38] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC