


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Crammavill Street, Grays

£450,000

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO FRONT & SIDE
- HIGH SPECIFICATION & IMMACULATELY PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- GROUND FLOOR WC
- TWO KITCHEN AREAS & UTILITY ROOM
- 64' LANDSCAPED REAR GARDEN
- MULTI-CAR OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Radiator, modern parquet effect tiled flooring, stairs to first floor.

Reception Room

5.59m x 3.32m (18' 4" x 10' 11") Inset spotlights to ceiling, double glazed windows to front, two corner fan radiators, feature fireplace, hardwood flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen

3.66m x 2.72m (12' 0" x 8' 11") Two spotlight bars to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, double butler sink with mixer tap, tiled splashbacks, space for double cooker, space and plumbing for dishwasher, tiled splashbacks, hand towel radiator, part timber panelled walls, vinyl flooring.

Side Kitchen

3.11m x 1.75m (10' 2" x 5' 9") Spotlights to ceiling, obscure double glazed window to side, a range of matching wall, base & drawer units, laminate work surfaces, space for freestanding fridge freezer, part timber panelled walls, vinyl flooring, uPVC door to side opening into:

Side Extension / Utility Room

7.14m x 1.33m (23' 5" x 4' 4") Fixed windows to side, spotlights to ceiling, laminate flooring, space and plumbing for washing machine, uPVC door to front and rear side.



Ground Floor WC

1.72m x 0.83m (5' 8" x 2' 9") Inset spotlights to ceiling, obscure double glazed windows to front, low-level flush WC, hand wash basin, radiator, parquet effect tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to rear, area for desk, fitted carpet.

Bedroom One

3.46m x 3.36m (11' 4" x 11' 0") (Max) Inset spotlights to ceiling, double glazed window to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.82m x 3.68m (12' 6" x 12' 1") (Max) Inset spotlights to ceiling, double glazed windows to front, radiator, built-in storage cupboard, additional built-in storage area, fitted carpet.

Bedroom Three

2.43m x 2.39m (8' 0" x 7' 10") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom (L-Shaped)

3.05m x 1.94m (10' 0" x 6' 4") (Max) Inset spotlights to ceiling, double glazed windows to rear, low-level flush WC, hand wash basin set on base units, panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 64' Immediate patio, remainder laid to lawn with raised timber flowered borders, raised timber decking area to rear, metal shed.

Front Exterior

Fully paved giving off street parking for three/four cars.