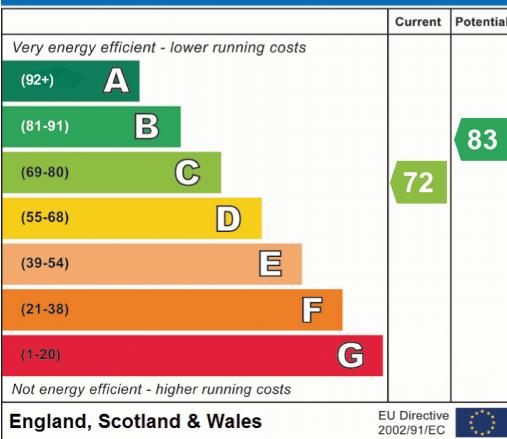


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### Energy Efficiency Rating



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



### Cramavill Street, Grays

**£450,000**

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO FRONT & SIDE
- HIGH SPECIFICATION & IMMACULATLEY 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.