



7 First Avenue

Grays, RM20 3JR

Offers Over £450,000



Smooth Move Estates are delighted to offer this double fronted, three bedroom, semi-detached house which really has to be seen from inside to appreciate the amount of space and room flexibility.

The property is 2.2 miles from Grays Station and 0.8 miles from Chafford Hundred Station both offering good links into London. Lakeside shopping centre is 0.8 miles away.

Having been extended on two floors to the side, the property has an impressive, fully fitted kitchen diner complete with all appliances including a double oven and stove. There is a separate utility room. In addition the ground floor offers a lounge, ground floor WC and office or workshop with independent access from the front garden. There are 3 double bedrooms, one with ensuite as well as a family bathroom. The large well maintained garden is laid to lawn with feature patio and seating area under a purpose built pagoda. There is an electric charging port to the front of the property and the driveway has parking for 1 car.

To arrange a viewing please call 01277 600700 at your earliest convenience.



Kitchen 17'11" x 14'11" (5.46m x 4.55m)

Ample base and eye level shaker style white units with black marble effect worktops, black gloss tiled floor, double stove with 9 burners, double extractor, dishwasher, 1.5 bowl stainless steel sink with chrome mixer, upvc window to rear aspect, white UPVC double doors leading to rear garden patio. 2 year old Glowworm combi boiler.

Utility Room 10'10" x 9'3" (3.30m x 2.82m)

Black granite effect worktops, white high gloss units, turquoise painted wall and high gloss black tiled floor. White UPVC 1/2 glass door leading to rear garden.

Reception / Living Room 12'92 x 10'4" (3.66m x 3.15m)

Painted white walls with 1 purple feature wall, gas coal effect fire, with marble hearth and wooden surround. radiator, under stairs storage cupboard with fusebox, grey carpet and room thermostat. white UPVC window to front aspect.

Sitting Room / Office / Workshop 17'3" x 10'10" (5.26m x 3.30m)

Due to the independent access directly from the front of the property, this space would make an ideal business area. With access from this space to the rest of the house, domestic facilities are close at hand. Currently painted white with beige waffle carpet, radiator and spotlights, white upvc window and door. Access from the front could easily be changed for domestic purposes.

WC 5'7" x 3'8" (1.70m x 1.12m)

Ground floor W.C with basin, chrome mixer tap, painted turquoise, black high gloss ceramic tiled floor.

Bedroom 1 15' x 9'1" (4.57m x 2.77m)

Large master bedroom with ensuite shower, eave storage, fitted wardrobes, white upvc window to rear aspect, light grey carpet and loft access.

Ensuite 9'2" x 4'10" (2.79m x 1.47m)

Walk in power shower, W.C, basin, heated towel rail, vinyl floor, white tiles with ornate mosaic border, shaving socket. extractor fan, spotlights, white UPVC obscure window to side aspect.

Bedroom 2 11'8" x 10'2" (3.56m x 3.10m)

Double bedroom, white upvc window to rear, radiator, grey carpet, painted walls.

Bedroom 3 11'8" x 8'4" (3.56m x 2.54m)

Grey Carpet, painted white, 3 white upvc windows to front aspect, radiator, fitted cupboard.

Bathroom 7' x 5'7" (2.13m x 1.70m)

Family bathroom with D shaped bath, chrome electric power shower, with glass screen, basin in white high gloss vanity unit, W.C heated towel rail, fully tiled in white tiles with ornate mosaic panel, shaving socket and mirrored cabinet. black tiled floor, obscure upvc window to rear aspect.

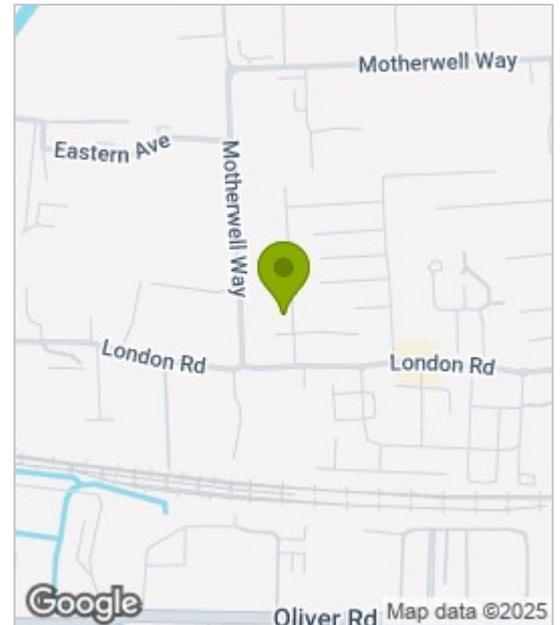
Rear Garden

A west facing garden, mainly laid to lawn with mature shrubs and trees, patio area with brick built BBQ and shed, 2nd patio area with brick built seated area and pagoda.

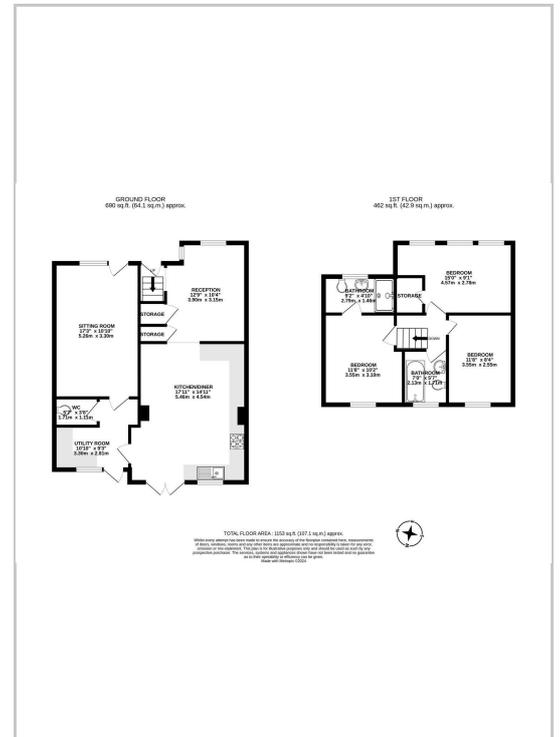
Front Garden

Off street parking

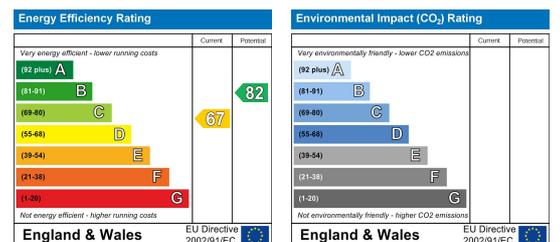
Area Map



Floor Plans



Energy Efficiency Graph



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