



Stifford Clays Road, Stifford Clays, Grays £425,000

- 3 Bedrooms
- Semi Detached
- 19' Living Room
- Conservatory
- Fitted Kitchen
- Modern Bathroom
- Corner Plot
- South Facing Garden
- Own Drive to Garage

A spacious family home at the end of a cul-de-sac and standing on a corner plot with a long driveway leading to a garage. The wrap around garden is nicely landscaped. Inside the house is well presented and features a lovely conservatory overlooking the garden.

GROUND FLOOR

HALL

Stairs lead to first floor.

LIVING ROOM 5.97m (19'7") x 3.36m (11')

Double glazed window and double doors open to rear. Radiator. Laminate flooring. Feature fire. Coving to Ceiling.

CONSERVATORY 4.36m (14'4") x 3.37m (11'3')

Double glazed windows and double doors overlook the corner plot garden. Laminate flooring. Radiator for all year comfort. Glass vaulted roof.

FITTED KITCHEN 4.74m (15'7") x 3.77m (12'1") max

Double glazed window to front and another to the window to side plus a door opens to the sideways. Extensive range of modern fitted units at both base and eye level, complementary worktops with an inset sink. Integrated oven, hob and hood. Boiler in a cupboard. Spot lights.

FIRST FLOOR LANDING

Double glazed window to side, door to Storage cupboard.

BEDROOM 1 3.37m (11'4") x 3.36m (11')

Double glazed window to rear. Radiator. Sliding door to fitted wardrobes.

BEDROOM 2 3.70m (12'2") x 2.69m (8'10")

Double glazed window to front. Radiator. Storage cupboard. Laminate flooring.

BATHROOM

Opaque double glazed window to front. Modern white suite comprising close coupled WC, a vanity unit with a wash bowl and mixer tap and a double ended bath with a central mixer tap with a flexi hose shower. Part tiled walls and floor. Radiator.

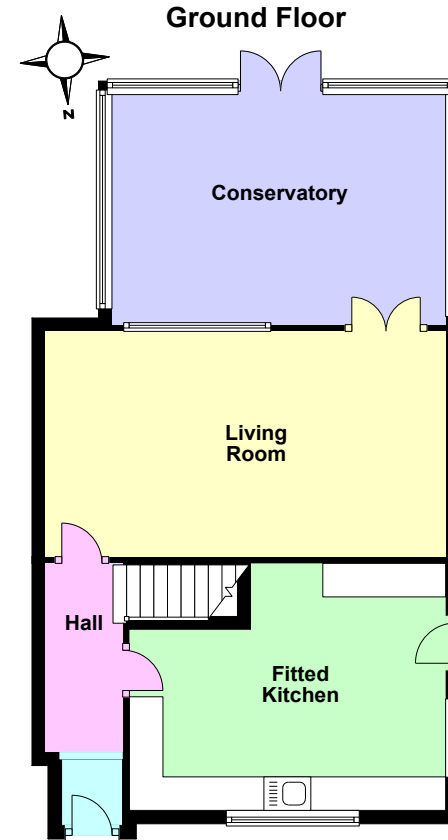
BEDROOM 3 2.46m (8'1") x 2.36m (7'9")

Double Glazed window to rear. Radiator.

EXTERIOR

The property sits on a corner plot at the end of a cul-de-sac with a long driveway leading to a garage. There is a low front wall and a lawn garden. A gate at the side of the house gives access to the garden.

The corner plot rear garden faces south and has an open aspect to the west. 21' in depth and 40' wide plus a side garden and access to the garage and a gate to the front. There is a paved patio and the remainder is mostly lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

