



Kempsters
ESTATE AGENTS

25 Archates Avenue
Chafford Hundred Grays RM16 6QS

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Guide price
£400,000

Guide price £400,000-£410,000. This very well presented three bedroomed detached house offers spacious and well planned accommodation, Features include a bright lounge which flows beautifully into the dining room, fitted kitchen, good size bedrooms, en suite, stylish bathroom, approx 35' x 55' garden plus ample off road parking. 360 VIRTUAL TOUR AVAILABLE.



- Lounge 15'9 x 11'5<14'11
- Dining room 16'4 x 7'10
- Kitchen 8'11 x 8'3
- Ground floor cloakroom
- Bedroom one 13'2 x 8'10<11'9 with en suite
- Bedroom two 16'4 x 8'5
- Bedroom three 10' x 7'9
- Stylish bathroom
- Rear garden approx 35' x 55'
- Off road parking for several vehicles

ENTRANCE PORCH

Built-in storage cupboard, tiled floor. Double glazed door leads to:

ENTRANCE HALL

Double glazed window to side, textured ceiling, access to first floor, radiator, power point, oak flooring.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, textured ceiling, suite comprising wash hand basin and low flush toilet, radiator, oak flooring.

KITCHEN

8'11 x 8'3 (2.72m x 2.51m)

Double glazed window to front, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor and washing machine, space for large fridge/freezer, concealed gas central heating boiler, power points, tiled floor.

LOUNGE

15'9 x 11'5<14'11 (4.80m x 3.48m<4.55m)

Double glazed window and double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, built-in under stairs storage cupboard, two radiators, power points, oak flooring. Double doors lead to:

DINING ROOM

16'4 x 7'10 (4.98m x 2.39m)

Double glazed window to front, double glazed door leads to rear garden, coved and smooth plastered ceiling, radiator, power points, oak flooring.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard, fitted carpet.

BEDROOM ONE

13'2 x 8'10 (4.01m x 2.69m)

Double glazed window to front, smooth plastered ceiling, fitted triple wardrobe, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to front, textured ceiling, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, heated towel rail, partly tiled walls, tiled floor.



BEDROOM TWO

16'4 x 8'5 (4.98m x 2.57m)

Double glazed windows to front and rear, textured ceiling, two radiators, large built-in cupboard, power points, fitted carpet.

BEDROOM THREE

10' x 7'9 (3.05m x 2.36m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, textured ceiling,

suite comprising bath with independent shower unit, pedestal wash hand basin and low flush toilet, full tiling to bath area, remainder partly tiled, heated towel rail, tiled floor.

REAR GARDEN

in excess of 35' x in excess of 55' (in excess of 10.67m x in excess of 16.76m)

Large patio area, lawn area with wall and fence surround, further small patio area, paved area at side with large storage shed, outside lighting. Access to:

FRONT AND SIDE GARDEN

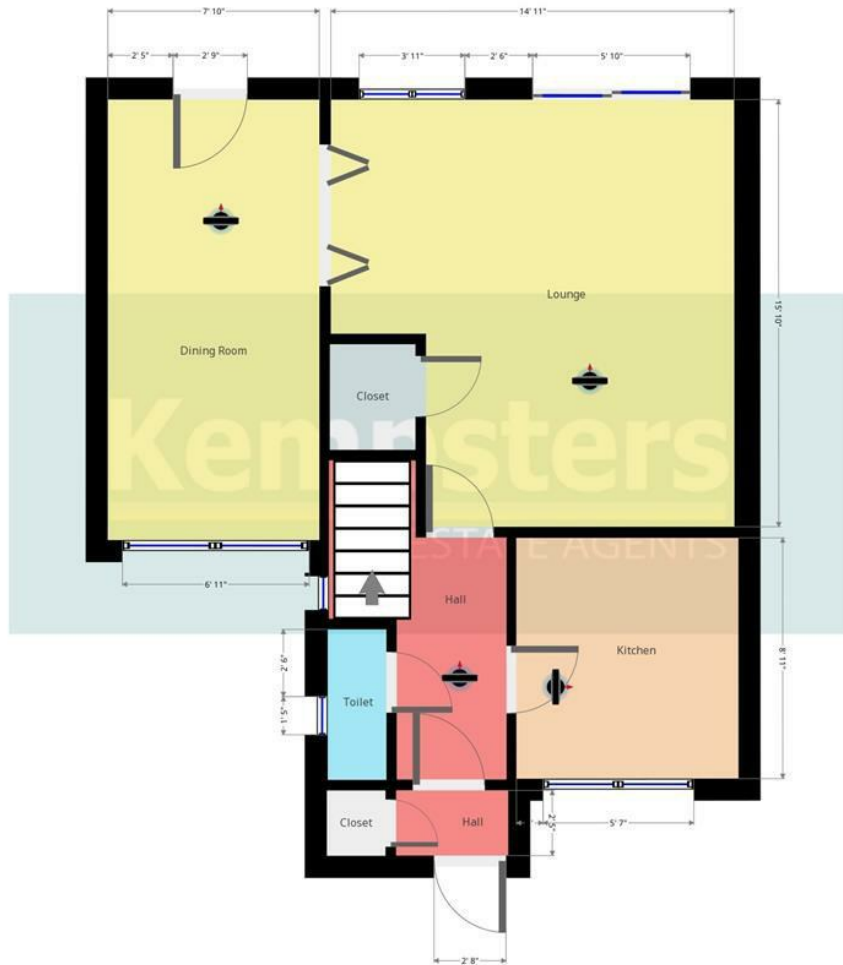
Brick paved providing ample off road parking, raised shrub border, large side garden laid to lawn.



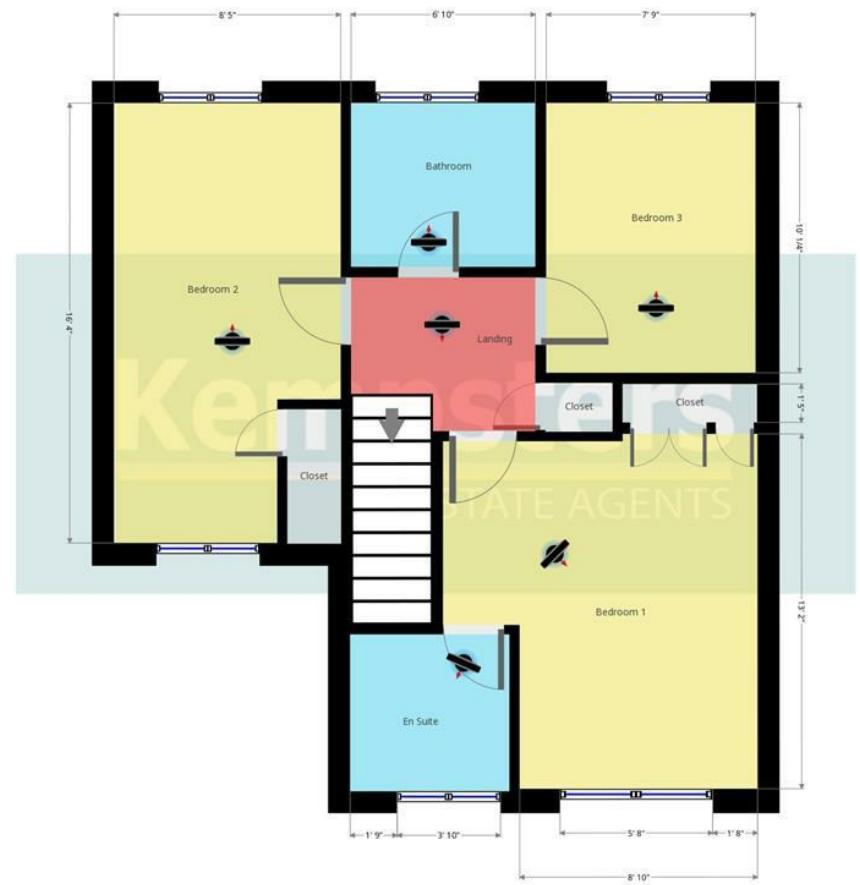








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(80-40) C			
(35-40) D			
(35-54) E			
(27-30) F			
(1-26) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(80-40) C			
(35-40) D			
(35-54) E			
(27-30) F			
(1-26) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			