



Kempsters
ESTATE AGENTS

24 Calshot Avenue
Chafford Hundred Grays RM16 6QY

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Guide price
£600,000

GUIDE PRICE £600-625,000. This outstanding 5 bed detached house is located in a great position on a large corner plot. The property benefits from a double storey extension to the side and offers spacious and well planned accommodation throughout. 360 VIRTUAL TOUR



- Lounge 21'9 x 11'8
- Dining room 12'10 x 9'11
- Sitting room 12'9 x 11'10
- Fitted kitchen/breakfast room 22'7 x 10'3
- Utility room and study
- En suite to master bedroom
- Adjoining Shower room to bedrooms two and three
- Family bathroom
- Lovely secluded garden approx 80' wide x 40' deep
- Double garage plus off road parking

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power point, laminate floor.

LOUNGE

21'9 x 11'8 (6.63m x 3.56m)

Double glazed bay window to front, double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling with inset spotlights, feature exposed brick fireplace, two radiators, power points, fitted carpet.

DINING ROOM

12'10 x 9'11 (3.91m x 3.02m)

Double glazed French doors with double glazed side windows lead to rear garden, coved and smooth plastered ceiling, radiator, power points, laminate floor.

KITCHEN/BREAKFAST ROOM

22'7 x 10'3 (6.88m x 3.12m)

Double glazed bow window to side, half double glazed door leads to garden, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, range style cooker with extractor canopy above, integrated dishwasher and two integrated fridges, part tiling to two walls, two radiators, power points, tiled floor.

UTILITY ROOM

6'5 x 5'9 (1.96m x 1.75m)

Double glazed window to side, coved and smooth plastered ceiling, door to attached garage, work surface with cupboard and shelving beneath, single bowl sink unit, space for washing machine, radiator, power points, tiled floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising wash hand basin and low flush toilet, heated towel rail, tiled floor.

SITTING ROOM

12'9 x 11'10 (3.89m x 3.61m)

Double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling with inset spotlight, radiator, power points, fitted carpet.



STUDY

6'7 x 6'7 (2.01m x 2.01m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

12'3 x 11'4 (3.73m x 3.45m)

Double glazed window to front, coved and smooth plastered ceiling, large walk-in wardrobe with double glazed window to front, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, extractor fan, shaver point, fitted carpet.

BEDROOM TWO

11'9 x 10'3<12'4 (into wardrobes)

Double glazed window to front, coved and smooth plastered ceiling, built-in wardrobe with mirrored doors, radiator, power points, fitted carpet.



INNER HALLWAY

Giving access to Jack and Jill bathroom, fitted carpet.

BEDROOM THREE

10'11 x 10'3 (3.33m x 3.12m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

ADJOINING SHOWER ROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, shaver point, tiled floor with electric underfloor heating..

BEDROOM FOUR

12' (into wardrobes) x 8'9 (3.66m (into wardrobes) x 2.67m)

Three double glazed windows to front, coved and smooth plastered ceiling, built-in wardrobe with mirrored doors, radiator, power points, fitted carpet.

BEDROOM FIVE

9'1 x 7' (2.77m x 2.13m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

FAMILY BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, wash hand basin and low flush toilet, extractor fan, heated towel rail, part tiling to three walls, fitted carpet.

REAR GARDEN

in excess of 80' wide x in excess of 40' deep (in excess of 24.38m' wide x in excess of 12.19m' d)

Large brick paved patio area, electric awning, neatly laid lawn area with mature flower, shrub and tree borders, two timber sheds, outside lighting, outside tap, personal door to garage.

FRONT GARDEN

Neatly laid lawn area. Driveway providing off road parking for two vehicles leads to:

DOUBLE GARAGE

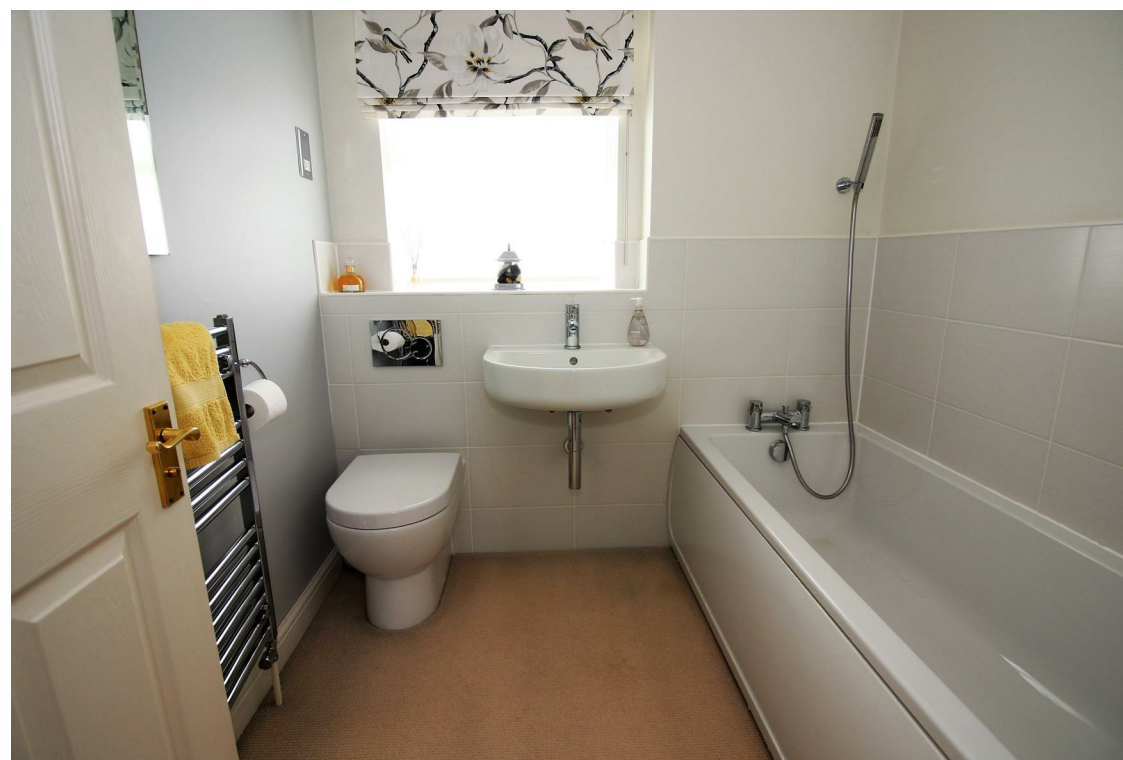
17' x 16'8 (5.18m x 5.08m)

With two electric roller shutter doors, power and light.













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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

