



Kempsters
ESTATE AGENTS

48 Brandon Close
Chafford Hundred Grays RM16 6QX

4

3

2

Offers in the region
£370,000

This four bedroom town house is situated in the popular area Chafford Hundred. The property also benefits from two reception rooms, large kitchen/diner, 3 bathrooms (2 en suite), rear garden, garage converted to room and storage and two parking spaces. 360 VIRTUAL TOUR AVAILABLE.



- Double Glazing
- Gas Central Heating
- Large Lounge 15'10 x 12'1 reducing to 9'8
- Sitting Room 13'2 x 8'5
- Bedroom One 15'9 x 11'2
- Bedroom Two 15'9 x 9'8 reducing to 8'3
- Bedroom Three 11'1 x 8'0 reducing to 5'6
- Bedroom Four 11'1 x 7'6 reducing to 5'6
- Three Bathrooms (Two En Suite)
- Garage/Converted Room/Storage

ENTRANCE HALLWAY

Partially glazed front door leading into the hallway with Smooth ceiling and painted walls, laminated flooring, built in cupboard, radiator, stairs leading to first floor landing and doors leading into:-

SITTING ROOM

13'2 x 8'5 (4.01m x 2.57m)

Smooth ceiling and painted walls, double glazed window to front, laminated floor and radiator

KITCHEN/DINER

16'10 x 15'9 reducing to 8'6 (5.13m x 4.80m reducing to 2.59m)

Smooth ceiling with inset spotlights and smooth painted walls, two double glazed windows and French doors to rear garden, tiled floor, range of grey gloss wall and base units with contrasting work surface, gas hob with electric extractor over, electric oven, spaces for washing machine and free standing fridge/freezer, stainless steel sink with mixer tap and a radiator.

DOWNSTAIRS TOILET

5'8 x 2'9 (1.73m x 0.84m)

Smooth ceiling and painted walls, double glazed window to front, tiled floor, wash basin on pedestal and low flush toilet.

FIRST FLOOR LANDING

Smooth ceiling and painted walls, one radiator, stairs leading to second floor landing and doors leading into:-

BEDROOM 3

11'1 x 8'0 reducing to 5'6 (3.38m x 2.44m reducing to 1.68m)

Smooth ceiling and painted walls, double glazed window to rear, carpeted floor and radiator

BEDROOM 4

11'1 x 7'6 reducing to 5'6 (3.38m x 2.29m reducing to 1.68m)

Smooth ceiling and painted walls, double glazed window to rear, carpeted floor and radiator



FIRST FLOOR BATHROOM

6'11 x 5'10 (2.11m x 1.78m)

Smooth ceiling, painted and partially tiled walls, laminated flooring, bath, hand basin on pedestal, low flush toilet and extractor fan.

LOUNGE

15'10 x 12'1 reducing to 9'8 (4.83m x 3.68m reducing to 2.95m)

Smooth ceiling with inset spotlights and smooth painted walls, two double glazed windows to front, laminated flooring and a radiator.

SECOND FLOOR LANDING

Smooth ceiling and painted walls, carpeted floor, loft access, radiator and doors leading onto:-

BEDROOM ONE

15'9 x 11'2 (4.80m x 3.40m)

Smooth ceiling and painted walls, double glazed window to rear, carpeted floor, radiator and door leading into:-



EN SUITE TO 1

6'10 x 5'10 (2.08m x 1.78m)

Smooth ceiling with painted and partially tiled walls, laminated flooring, bath, hand basin on pedestal and low flush toilet.

BEDROOM TWO

15'9 x 9'8 reducing to 8'3 (4.80m x 2.95m reducing to 2.51m)

Smooth ceiling and painted walls, double glazed window to front, carpeted floor, radiator and door leading into:-

EN SUITE TO 2

8'3 x 4'8 (2.51m x 1.42m)

Smooth ceiling with painted and partially tiled walls, laminated flooring, large walk in shower with folding door, hand basin on pedestal and low flush toilet.

REAR GARDEN

approx 35' (approx 10.67m)

Laid to lawn with door access to:-

GARAGE/ROOM/STORAGE

18'10 x 8'8 (5.74m x 2.64m)

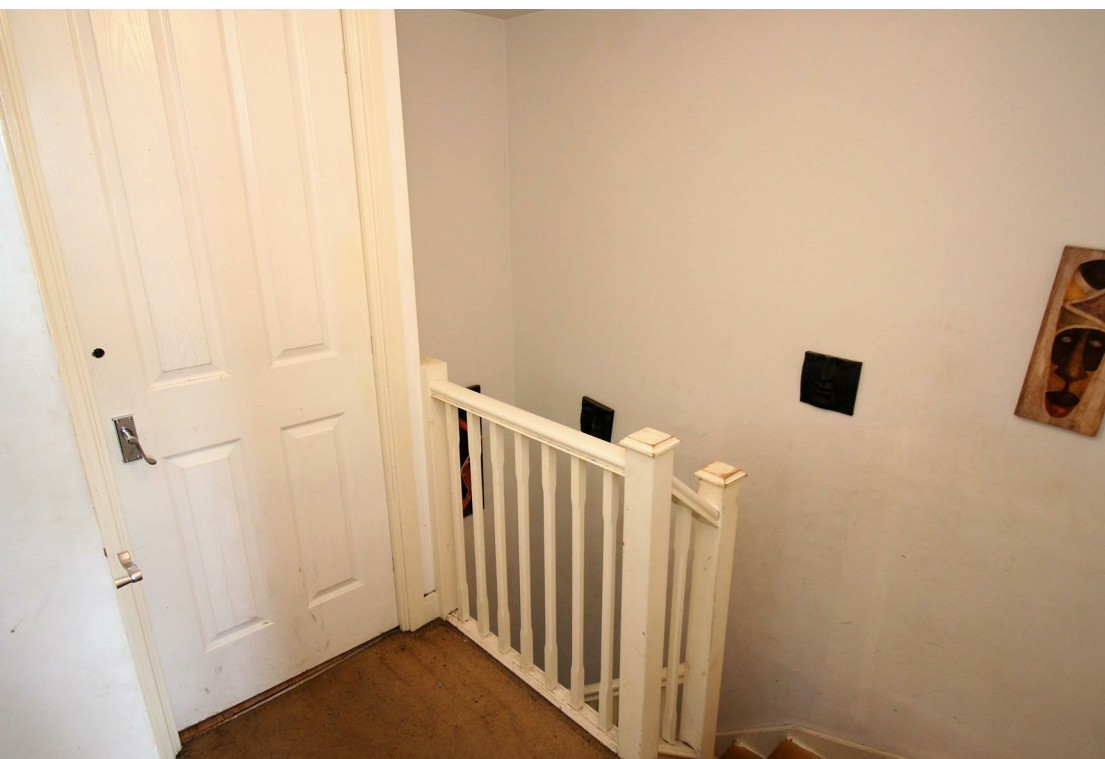
The garage has been split into a room at the back and a small storage area at the front.

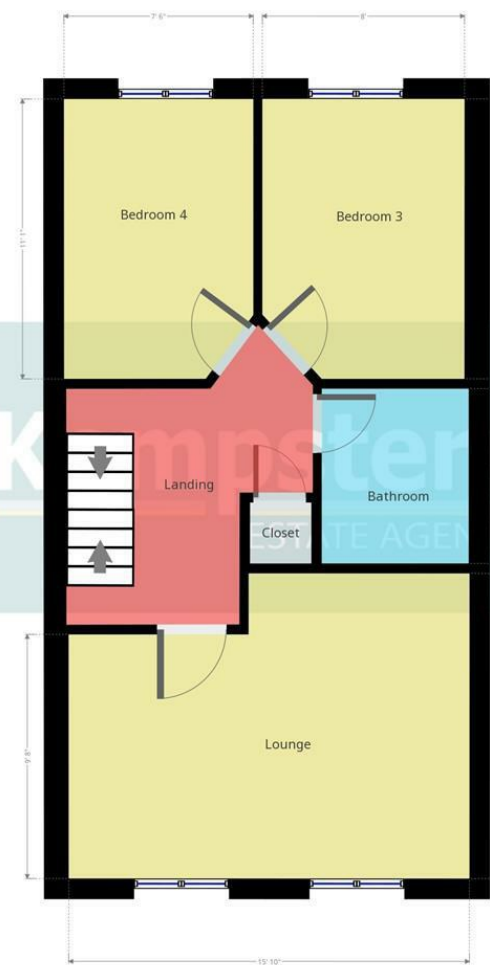
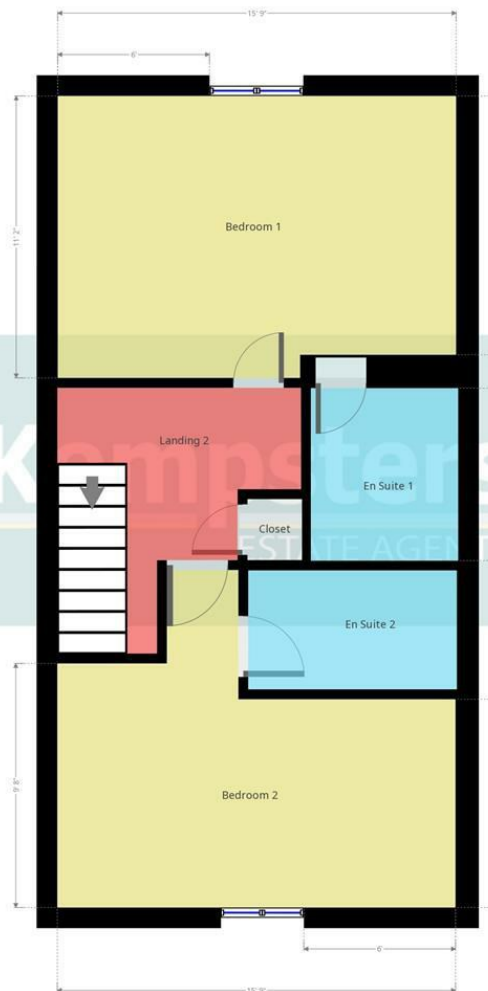












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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(40-60) C			(40-60) C		
(15-39) D			(15-39) D		
(9-14) E			(9-14) E		
(4-8) F			(4-8) F		
(1-3) G			(1-3) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	