



**Kempsters**  
ESTATE AGENTS

15 Felipe Road  
Chafford Hundred Grays RM16 6NE

4

2

2

Guide price  
**£500,000**



**GUIDE PRICE: £500,000-£525,000.** This lovely four bedroom detached house is situated in one of the most desirable roads within Chafford Hundred and lies within catchment of the Harris Academy. Features include a bright lounge, dining room, fitted kitchen/breakfast room, en suite to bedroom one, beautifully landscaped south facing garden with artificial grass, integral garage plus ample parking.



- Bright Lounge
- Dining Room
- Fitted Kitchen/Breakfast room
- En Suite Bathroom To Bedroom One
- Family Shower Room
- Sunny South Facing Rear Garden Approx 50'
- Integral Garage Plus Further Parking For Two Vehicles
- Recently Installed Alarm System
- New Soffitts And Fascias
- Harris Academy Catchment



### ENTRANCE HALL

Coved and textured ceiling, access to first floor, under stairs storage cupboard, radiator, power point, laminate floor.

### GROUND FLOOR CLOAKROOM

Textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush toilet, tiled walls, radiator, tiled floor.

### LOUNGE

15' x 14' max (4.57m' x 4.27m' max)

Double glazed square bay window to rear, coved and textured ceiling, feature fireplace with inset coal effect fire, radiator, power points, laminate floor.

### DINING ROOM

13'5 max x 8'6 (3.96m'1.52m max x 2.44m'1.83m)

Double glazed square bay window to front, coved and textured ceiling, radiator, power points, laminate floor.

### KITCHEN/BREAKFAST ROOM

16' x 8'6 (4.88m' x 2.44m'1.83m)

Double glazed window and half double glazed door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, extractor, dishwasher, washing machine and fridge/freezer, partly tiled walls, radiator, power points, tiled floor.

### FIRST FLOOR LANDING

Coved and textured ceiling, access insulated and boarded loft space with light and ladder, built-in airing cupboard, radiator, power points, fitted carpet.

### BEDROOM ONE

11'4 x 10'4 (plus wardrobes) (3.35m'1.22m x 3.05m'1.22m (plus wardrobes))

Two double glazed windows to front, coved and textured ceiling, built-in wardrobes with mirrored doors, fitted storage cupboard, radiator, power points, fitted carpet.



### EN SUITE BATHROOM

Opaque double glazed window to front, textured ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, radiator, partly tiled walls, tiled floor.

### BEDROOM TWO

11'6 x 8'4 (plus wardrobe) (3.35m'1.83m x 2.44m'1.22m (plus wardrobe))

Double glazed window to rear, coved and textured

ceiling, built-in double wardrobe, radiator, power points, fitted carpet.

### BEDROOM THREE

9'8 x 8'6 (2.74m'2.44m x 2.44m'1.83m)

Double glazed window to rear, coved and textured ceiling, built-in double wardrobe, radiator, power points, fitted carpet.

### BEDROOM FOUR

9'8 x 6'7 (2.74m'2.44m x 1.83m'2.13m)

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







### **SHOWER ROOM**

Opaque double glazed window side, textured ceiling with inset spotlights, extractor fan, suite comprising large walk-in shower, vanity unit with inset wash hand basin and low flush toilet, tiled walls, shaver point, heated towel rail, tiled floor.

### **SUNNY SOUTH FACING REAR GARDEN**

in excess of 50' (in excess of 15.24m)

Beautifully landscaped and commencing with large patio area with dwarf wall surround, step to quality artificial lawn with flower, shrub and tree borders, timber shed, outside lighting, outside tap. Two side pedestrian accesses lead to:

### **FRONT GARDEN**

Brick paved driveway providing off road parking for two vehicles, artificial lawn area, flower, shrub and conifer bed.

### **INTEGRAL GARAGE**

With power and light.











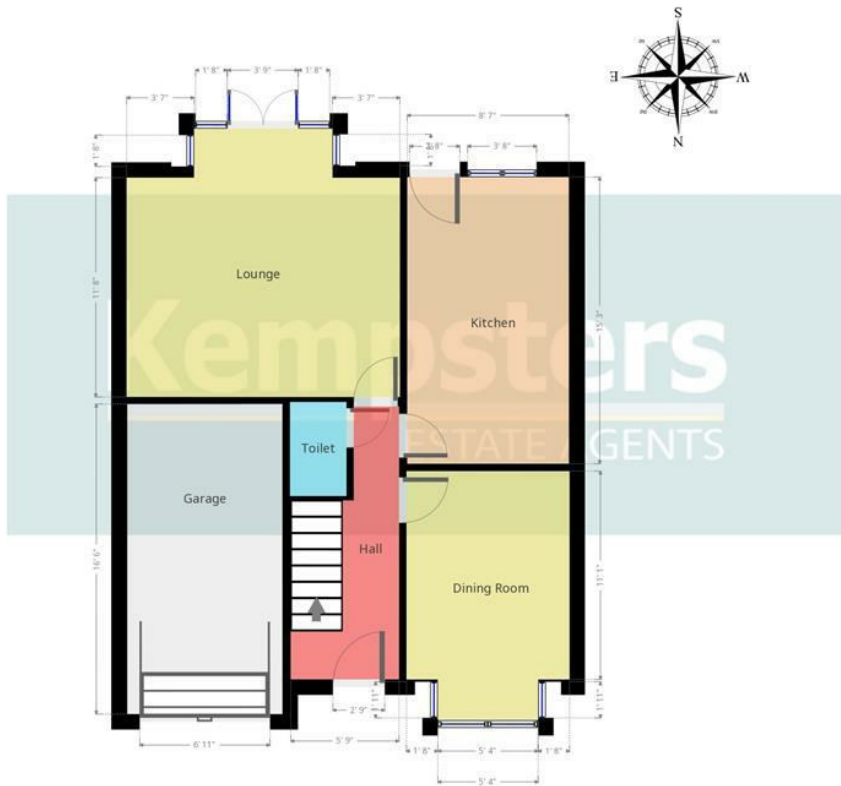












Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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

