



Kempsters
ESTATE AGENTS

26 Edmund Road
Chafford Hundred Grays RM16 6HA

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Asking price
£445,000

This lovely four bedroomed semi detached house is situated in a great location close to local shops, nature reserve and within walking distance of Chafford Hundred station. Features include a spacious lounge, dining room, nice fitted kitchen with granite worktops, large master bedroom with en suite, stylish bathroom plus garage and off road parking for three vehicles.



- Lounge 18' x 11'6
- Dining Room 12'7 x 9'1
- Fitted Kitchen 13'6 x 8'2 with Granite Work Surfaces
- Bedroom One 15'5 x 9'3 With En Suite
- Bedroom Two 11'11 x 8'5
- Bedroom Three 10'1 x 9'2
- Bedroom Four 8'5 x 6'8
- Stylish Bathroom
- Rear Garden Approx 45'
- Garage Plus Off Road Parking For Three Vehicles



ENTRANCE HALL

Coved and textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, textured ceiling, suite comprising wash hand basin, low flush toilet, radiator, walls and floor are solid marble.

LOUNGE

18' x 11'6 (5.49m' x 3.35m'1.83m)

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, laminate floor. Double doors to:

DINING ROOM

12'7 x 9'1 (3.66m'2.13m x 2.74m'0.30m)

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

KITCHEN

13'6 x 8'2 (3.96m'1.83m x 2.44m'0.61m)

Half double glazed door to side, double glazed window to rear, coved and smooth plastered ceiling, range of base and eye level units with contrasting solid granite work surfaces, inset single drainer sink unit, integrated double oven, hob and canopy with extractor, space for washing machine and fridge/freezer, wall mounted gas central heating boiler, radiator, tiled walls, tiled floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, two large built-in storage cupboards, radiator, fitted carpet.

BEDROOM ONE

15'5 x 9'3 (4.57m'1.52m x 2.74m'0.91m)

Double glazed window to front, textured ceiling, fitted double wardrobe, radiator, power points, laminate floor.



EN SUITE

Textured ceiling, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

BEDROOM TWO

11'11 x 8'5 (3.35m'3.35m x 2.44m'1.52m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, laminate floor.

BEDROOM THREE

10'1 x 9'2 (3.05m'0.30m x 2.74m'0.61m)

Double glazed window to rear, coved and smooth plastered ceiling, built-in double wardrobe, radiator, power points, laminate floor.

BEDROOM FOUR

8'5 x 6'8 (2.44m'1.52m x 1.83m'2.44m)

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



BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

REAR GARDEN

in excess of 45' (in excess of 13.72m')

Small patio area, remainder laid to lawn with fence surround, outside lighting, outside tap. Side access leads to:

FRONT GARDEN

Partly laid to lawn, paved area, brick paved parking space and driveway providing off road parking for two further vehicles leads to:

GARAGE

With power and light.













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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 ...

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