



**Kempsters**  
ESTATE AGENTS

35 Grifon Road  
Chafford Hundred Grays RM16 6NP

4

2

3

Asking price  
**£515,000**



This lovely four bedroomed detached house is situated in a great location close to local schools and within easy walking distance of Chafford Hundred station and Lakeside Shopping Centre. Features include a bright lounge, dining room, conservatory, fitted kitchen, utility, en suite bathroom to bedroom one, family bathroom, approx 33' rear garden, integral garage plus off road parking for two vehicles.



- Lounge 15'10 x 10'6
- Dining Room 10'7 x 10'7
- Fitted Kitchen 14'9 x 11'5>6'2
- Utility Room 6'10 x 5'
- Conservatory 12'1 x 9'1
- Bedroom One 14'10 (into wardrobes) x 10'8 With En Suite Bathroom
- Family Bathroom
- Rear Garden Approx 33'
- Integral Garage
- Off Road Parking For Two Vehicles



### ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, radiator, power points, laminate floor.

### GROUND FLOOR CLOAKROOM

Coved and smooth plastered ceiling, extractor fan, suite comprising vanity unit with inset wash hand basin and low flush toilet, radiator, laminate floor.

### LOUNGE

15'10 x 10'6 (4.57m'3.05m x 3.05m'1.83m)

Double glazed window to front, coved and smooth plastered ceiling, feature fireplace with inset coal effect fire, radiator, power points, laminate floor.

### DINING ROOM

10'7 x 10'7 (3.05m'2.13m x 3.05m'2.13m)

Coved and smooth plastered ceiling, radiator, power points, laminate floor. Open plan to:

### CONSERVATORY

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

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, power points, laminate floor.

### KITCHEN

14'9 x 11'5 reducing to 6'2 (4.27m'2.74m x 3.35m'1.52m reducing to 1.83m'0.61m)

Double glazed window to rear, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and concealed extractor, space for fridge/freezer and dishwasher, partly tiled walls, radiator, power points, laminate floor.

### UTILITY ROOM

6'10 x 5' (1.83m'3.05m x 1.52m')

Half opaque double glazed door to side, coved and smooth plastered ceiling, work surface with space for washing machine beneath, space for tumble dryer, partly tiled walls, radiator, power points, laminate floor.



### INTEGRAL GARAGE

14'5 x 8'1 (4.27m'1.52m x 2.44m'0.30m)

Half opaque double glazed door to side, smooth plastered ceiling and walls, large built-in cupboard housing gas central heating boiler, power points, laminate floor, electric roller door.

### FIRST FLOOR LANDING

Double glazed window to side, smooth plastered ceiling, access to loft space, built-in airing cupboard, radiator, power points, fitted carpet.

### BEDROOM ONE

14'10 (into wardrobes) x 10'8 (4.27m'3.05m (into wardrobes) x 3.05m'2.44m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes to one wall, radiator, power points, laminate floor.

### EN SUITE BATHROOM

Opaque double glazed window to front, textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, radiator, tile effect laminate floor.







### BEDROOM TWO

12'1 x 10'8 (3.66m'0.30m x 3.05m'2.44m)

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

### BEDROOM THREE

9'2 x 8'10 (2.74m'0.61m x 2.44m'3.05m)

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

### BEDROOM FOUR

7'10 x 7'9 (2.13m'3.05m x 2.13m'2.74m)

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

### BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, heated towel rail, tiled floor.

### REAR GARDEN

in excess of 33' (in excess of 10.06m')

Large patio area, lawn with shrub border, storage shed, outside tap. Side access leads to:

### FRONT GARDEN

With tarmac driveway providing off road parking for two vehicles, remainder laid to lawn.











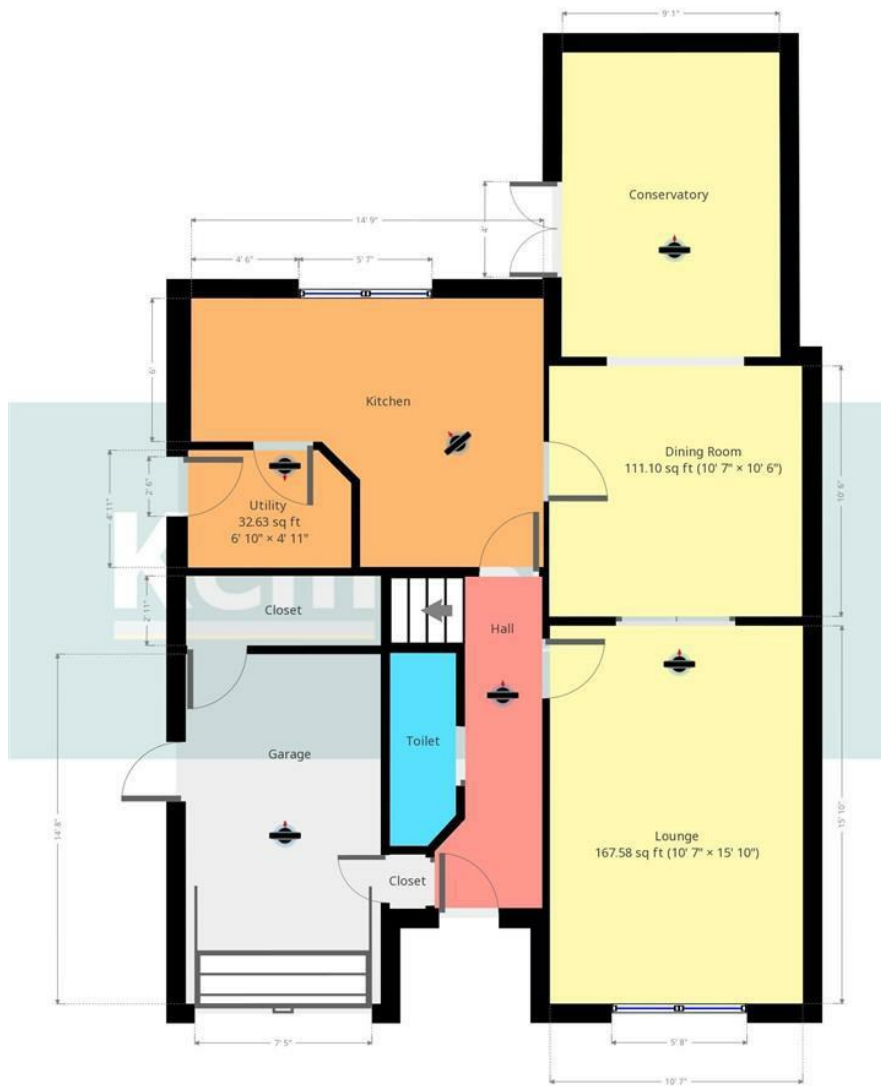




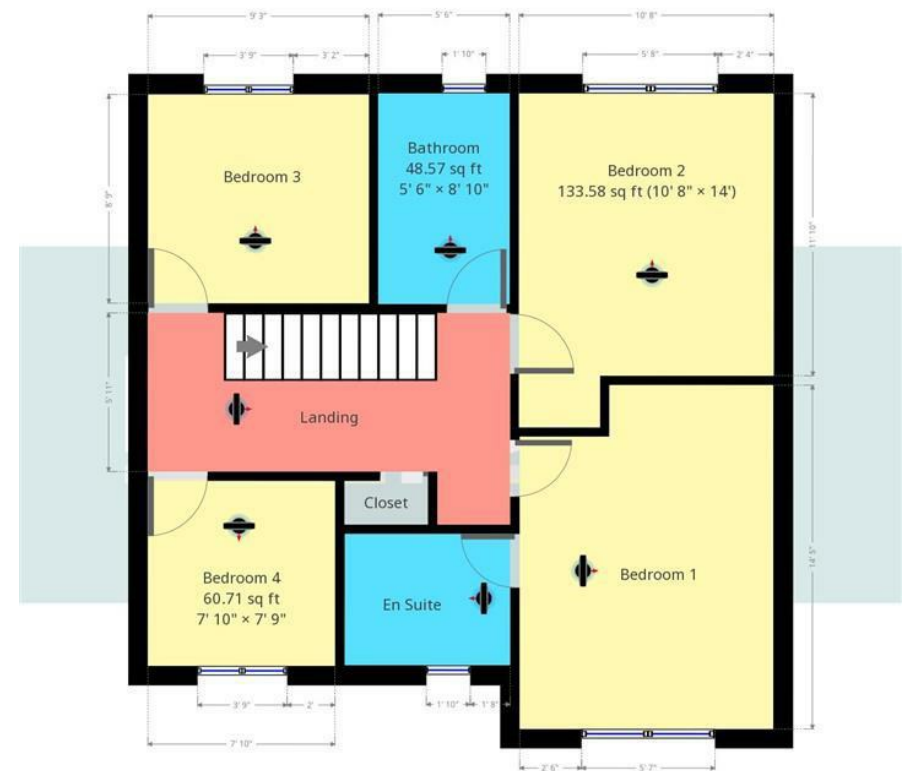








Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other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



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 interpretation for illustrative purposes only.

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

