



Kempsters
ESTATE AGENTS

15 Bark Burr Road
Chafford Hundred Grays RM16 6PL

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Asking price
£485,000

This well presented four bedroomed detached house is situated in a great location and is offered with no onward chain. Features include a bright lounge, dining room, fitted kitchen/breakfast room, en suite to bedroom one, stylish bathroom, lovely rear garden approx 35' plus double length garage and further off road parking.



- Lounge 15'2 x 14'11
- Dining Room 11'7 x 9'2
- Fitted Kitchen/Breakfast Room 17'4 x 13'2 max
- Bedroom One 11'8 (into wardrobes) x 11'6 With En Suite
- Bedroom Two 12'5 x 7'9<11'2
- Bedroom Three 8'10 x 8'
- Bedroom Four 8'1 x 7'9
- Stylish Bathroom
- Lovely Rear Garden Approx 35'
- Double Length Garage Plus Driveway Providing Parking Space

ENTRANCE HALL

Double glazed window to side, textured ceiling, access to first floor, under stairs storage area, radiator, power points, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, heated towel rail, tiled floor.

LOUNGE

15'2 x 14'11 (4.57m'0.61m x 4.27m'3.35m)

Double glazed bay window to front, textured ceiling, feature fireplace with inset coal effect fire, radiator, power points, fitted carpet.

DINING ROOM

11'7 x 9'2 (3.35m'2.13m x 2.74m'0.61m)

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

KITCHEN/BREAKFAST ROOM

17'4 x 13'2 max (5.18m'1.22m x 3.96m'0.61m max)

Double glazed windows to rear and side, half double glazed door to side leads to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting quartz work surfaces, inset single drainer sink unit, range style cooker with extractor canopy above, ample appliance spaces, space for large fridge/freezer, concealed gas central heating boiler, part tiling to three walls, radiator, power points, tile effect laminate floor.

FIRST FLOOR LANDING

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



BEDROOM ONE

11'8 (into wardrobes) x 11'6 (3.35m'2.44m (into wardrobes) x 3.35m'1.83m)

Double glazed window to front, textured ceiling, range of fitted wardrobes with mirrored doors, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to side, smooth plastered ceiling with inset spotlight, extractor fan, suite comprising shower cubicle, wash hand basin and low flush toilet, tiled walls, heated towel rail, tiled floor.

BEDROOM TWO

12'5 x 7'9<11'2 (3.66m'1.52m x 2.13m'2.74m<3.35m'0.61m)

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

BEDROOM THREE

8'10 x 8' (2.44m'3.05m x 2.44m')

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



BEDROOM FOUR

8'1 x 7'9 (2.44m'0.30m x 2.13m'2.74m)

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

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, tiled walls, heated towel rail, tiled floor.

REAR GARDEN

in excess of 35' (in excess of 10.67m')

Large decking area, barbecue, tiered lawn with decorative stone and slate beds, mature shrub and tree borders, outside tap. Door to:

DOUBLE LENGTH GARAGE

34'4 x 8'3 reducing to 7'6 (10.36m'1.22m x 2.44m'0.91m reducing to 2.13m'1.83m)

With power, light and electric door. Driveway in front providing off road parking. Potential to create a home office or play room if required.

FRONT GARDEN

Brick paved with two shrub and tree beds.

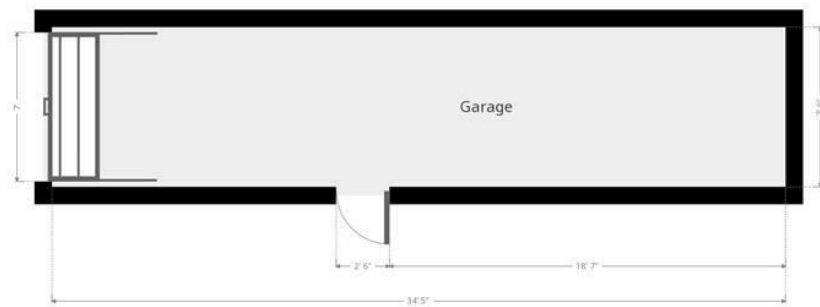












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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81 plus) A			
(61-81) B			
(41-61) C			
(21-41) D			
(11-21) E			
(1-11) F			
0-10 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(41-61) C			
(21-41) D			
(11-21) E			
(1-11) F			
0-10 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	