



**Kempsters**  
ESTATE AGENTS

11 San Luis Drive,  
Chafford Hundred Grays RM16 6LP

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Asking price  
**£595,000**



**WOW! This outstanding four bedroomed detached house is situated in one of the most desirable roads in Chafford Hundred and lies within the catchment of Harris Academy. The property has just been completely renovated to a very high standard with a lovely new fitted kitchen, new family bathroom, new en suite plus new flooring throughout. Features include a bright lounge, sitting room, spacious kitchen/breakfast room, utility room, en suite to bedroom one, secluded rear garden approx 65' wide plus double garage and further off road parking for two vehicles.**



- Lounge 17'7 x 11'5
- Sitting Room 14'10 x 8'6
- Beautiful New Fitted Kitchen/Breakfast Room
- Utility Room 7'8 x 5'6
- Bedroom One 12'6 x 10'4 with new En Suite
- Stylish Bathroom With New Suite
- Newly Decorated Throughout
- New Tiled Flooring To Ground Floor And Bathrooms. New Carpet To Bedrooms And Landing
- Secluded Rear Garden Approx 65' Wide
- Double Garage Plus Off Road Parking For Two Vehicles

### ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, tiled floor.

### GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, extractor fan, suite comprising pedestal wash hand basin and low flush toilet, partly tiled walls, radiator, tiled floor.

### LOUNGE

17'7 x 11'5 (5.18m'2.13m x 3.35m'1.52m)

Double glazed windows to front and side, coved and smooth plastered ceiling, feature fireplace with inset coal effect fire, two radiators, power points, tiled floor.

### SITTING ROOM

14'10 x 8'6 (4.27m'3.05m x 2.44m'1.83m)

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

### KITCHEN/BREAKFAST ROOM

23'9 x 13'6 reducing to 6'10 (7.01m'2.74m x

3.96m'1.83m reducing to 1.83m'3.05m)

Double glazed window and double glazed patio doors lead to rear garden, smooth plastered ceiling with inset spotlights, range of new base and eye level units with contrasting quartz work surfaces, inset single bowl sink unit with 'instant boiling water' tap, integrated oven, microwave/combi oven, hob, extractor, fridge/freezer and dishwasher, part tiling to three walls, two radiators, power points, tiled floor with under floor heating.

### UTILITY ROOM

7'8 x 5'6 (2.13m'2.44m x 1.52m'1.83m)

Half double glazed door to side, double glazed window to rear, smooth plastered ceiling, extractor fan, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, space for washing machine and tumble dryer, concealed gas central heating boiler, partly tiled walls, power points, tiled floor.



### FIRST FLOOR LANDING

Double glazed window to front, coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, power points, new fitted carpet.

### BEDROOM ONE

12'6 x 10'4 (3.66m'1.83m x 3.05m'1.22m)

Double glazed window to front, smooth plastered ceiling, built-in triple wardrobe, radiator, power points, new fitted carpet.

### EN SUITE

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, new suite comprising large shower cubicle, shower with 'body jets', vanity unit with inset wash hand basin and low flush toilet, extractor fan, heated towel rail, tiled floor.

### BEDROOM TWO

11'5 x 9'7 (3.35m'1.52m x 2.74m'2.13m)

Double glazed window to rear, smooth plastered ceiling, built-in double wardrobe, radiator, power points, fitted carpet.

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### BEDROOM THREE

11'5 x 7'2<10'7 (3.35m'1.52m x

2.13m'0.61m<3.05m'2.13m)

Double glazed window to rear, smooth plastered ceiling, fitted double wardrobe with matching chest of drawer unit, radiator, power points, fitted carpet.

### BEDROOM FOUR

9'3 x 8'7 (2.74m'0.91m x 2.44m'2.13m)

Double glazed window to front, smooth plastered ceiling, built-in wardrobe, radiator, power points, fitted carpet.

### FAMILY BATHROOM

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

### SECLUDED REAR GARDEN

in excess of 65' wide (in excess of 19.81m' wide)

Immediate patio area, lawn with shrub borders, raised decking area, outside lighting. Personal door to:

### DOUBLE WIDTH GARAGE

With power and light. Driveway in front providing off road parking for two vehicles.

### FRONT GARDEN

Decorative stone beds with shrubs and conifers.























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