



Kempsters
ESTATE AGENTS

39 Clifford Road
Chafford Hundred Grays RM16 6QF

3 2 1

Asking price
£400,000

This spacious three double bedroomed house is situated in a great location within easy reach of local schools, shops and train stations. Features include a bright lounge, large fitted kitchen/diner, en suite to bedroom one, stylish bathroom, sunny west facing rear garden plus integral garage and off road parking.



- Great Location
- Bright Lounge
- Large Fitted Kitchen/Diner
- Three Double Bedrooms
- En Suite To Bedroom One
- Stylish Bathroom
- Sunny West Facing Rear Garden Approx 38'
- Integral Garage And Off Road Parking
- Close To Tudor Court Primary School
- Walking Distance To Grays And Chafford Hundred Stations



ENTRANCE PORCH

Opaque double glazed windows to front, laminate door. Partially opaque glazed door leads to:

ENTRANCE HALL

Textured ceiling, access to first floor, under stairs storage cupboard, door to integral garage, radiator, power point, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque glazed window, textured ceiling with inset spotlight, suite comprising wash hand basin and low flush toilet, tile effect laminate floor.

KITCHEN/DINER

15' x 11'1" (4.57m' x 3.35m'0.30m)

Double glazed window and half opaque double glazed door lead to rear garden, coved and textured 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 washing machine, dishwasher, fridge/freezer and further freezer, concealed gas central heating boiler, part tiling to three walls, radiator, power points, tile effect laminate floor.

FIRST FLOOR LANDING

Textured ceiling, access to second floor, radiator, power point, fitted carpet.

LOUNGE

13'8" x 11'1" < 15'3" (4.17m' x 3.38m' < 4.65m)

Two double glazed windows to front, coved and textured ceiling, radiator, power points, fitted carpet.

BEDROOM THREE

11'2" x 8'4" (3.40m' x 2.54m')

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

SECOND FLOOR LANDING

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



BEDROOM ONE

13'10" x 8'6" (4.22m' x 2.59m')

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

EN SUITE

Opaque double glazed window to front, textured ceiling, extractor fan, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, radiator, vinyl flooring.

BEDROOM TWO

11'2" x 8'4" (3.40m x 2.54m')

Double glazed window to rear, textured ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

BATHROOM

Textured 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, heated towel rail, vinyl flooring.

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REAR GARDEN

in excess of 38' (in excess of 11.58m')

Large decking area, step down to artificial lawn, fence surround, timber shed, outside power points, outside tap and outside lighting, rear access.

FRONT GARDEN

With hard standing providing off road parking and leading to:

INTEGRAL GARAGE

With power, light and electric roller door. The garage has been split into two to provide a potential utility/study and storage area.

COUNCIL TAX

Band D





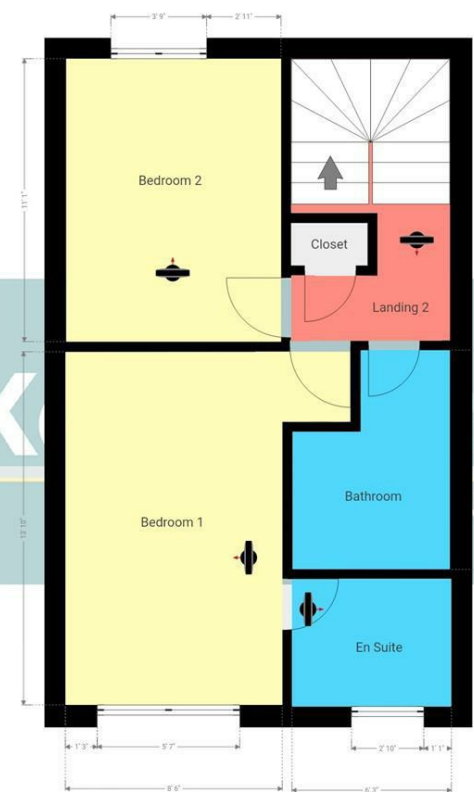
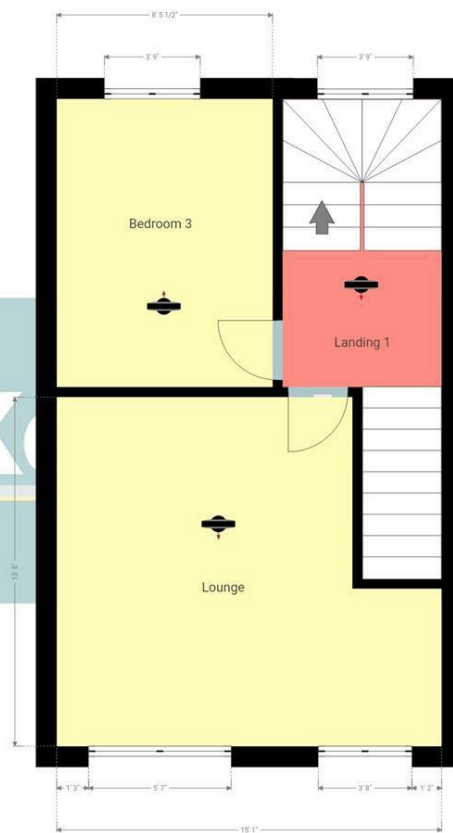
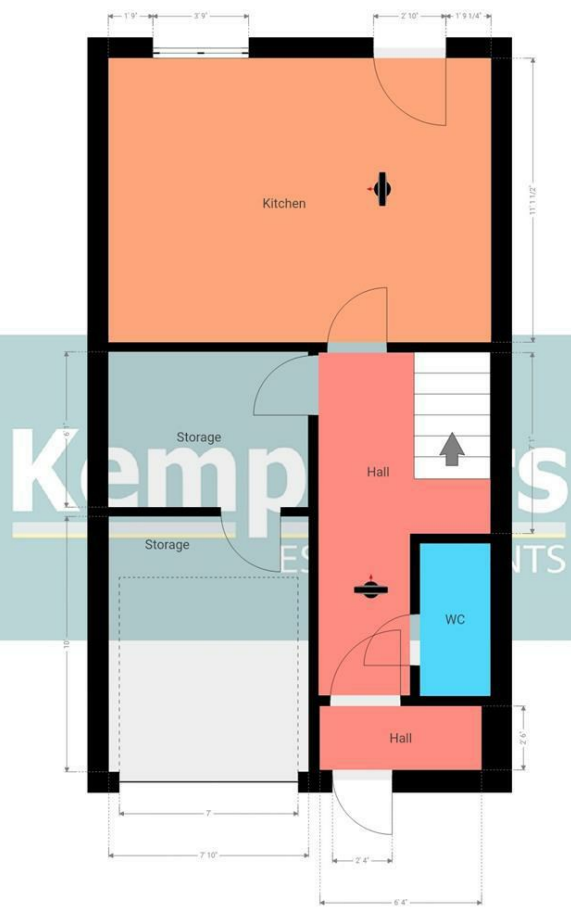


THE GIN GARDEN

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