Kempsters
ESTATE AGENTS

46 Catharine Close
Chafford Hundred Grays RM16 6QH

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Asking price
£450,000

This spacious four bedroomed detached house is tucked away in a quiet and popular cul-de-sac location within easy walking distance of Tudor Court Primary School. Features include two receptions, large kitchen/diner, en suite bathroom to master bedroom, south facing rear garden plus garage and parking.

- Lounge 17'11 x 11'4

- Dining room 12' x 8'9

- Fitted kitchen/diner 15'2 x 13'6

- Master bedroom 15'4 x 11'1 with en suite bathroom

- Bedroom two 16'9 x 8'7

- Bedroom three 10'5 x 8'6

- Bedroom four 10'6 x 6'10

- Family bathroom

- South facing rear garden approx 35'

- Garage and parking

ENTRANCE HALL

Accessed via door with opaque double glazed insert, coved and textured ceiling, access to first floor, door to integral garage, radiator, power points, fitted carpet.

GROUND FLOOR CLOAKROOM
5'7 x 3'0 (1.70m x 0.91m)

Opaque double glazed window to side, textured ceiling, suite comprising wash hand basin and low flush wc, radiator, tile effect laminate floor.

LOUNGE
17'11 x 11'4 (5.46m x 3.45m)

Double glazed bay window to front, coved and textured ceiling, feature fireplace with raised hearth and inset coal effect fire, two radiators, power points, fitted carpet.

DINING ROOM
12'0 x 8'9 (3.66m x 2.67m)

Double glazed patio doors lead to rear garden, coved and textured ceiling, radiator, power points, fitted carpet.

KITCHEN/DINER
15'2 x 13'6 (4.62m x 4.11m)

Double glazed windows to rear, half opaque double glazed door to side leads to rear garden, textured ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and extractor, space and plumbing for washing machine and dishwasher, space for fridge and freezer, partly tiled walls, radiator, power points, laminate floor.

FIRST FLOOR LANDING
13'4 x 6'0 (4.06m x 1.83m)

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

MASTER BEDROOM
15'4 x 11'1 (4.67m x 3.38m)

Three double glazed windows to front, textured ceiling, range of fitted wardrobes with mirrored doors, radiator, power points, fitted carpet.

EN SUITE BATHROOM
8'9 x 5'10 (2.67m x 1.78m)

Opaque double glazed window to front, textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, shower screen, wash hand basin and low flush wc, tiling to shower area, two walls partly tiled, radiator, tiled floor.

BEDROOM TWO
16'9 x 8'7 (5.11m x 2.62m)

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

BEDROOM THREE
10'5 x 8'6 (3.18m x 2.59m)

Double glazed window to rear, textured ceiling, built-in double wardrobe, radiator, power points, laminate floor.

BEDROOM FOUR
10'6 x 6'10 (3.20m x 2.08m)

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

BATHROOM
8'7 x 5'7 (2.62m x 1.70m)

Opaque double glazed window to side, textured ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, shower screen, wash hand basin and low flush wc, tiling to two walls, radiator, vinyl floor covering.

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

Immediate brick paved patio area with dwarf wall surround, brick built BBQ, steps to raised lawn with fence surround, fish pond, timber shed, outside tap, outside light. Side pedestrian access leads to:

FRONT GARDEN

Lawn area with flower border. Driveway providing off road parking for two vehicles and leading to:
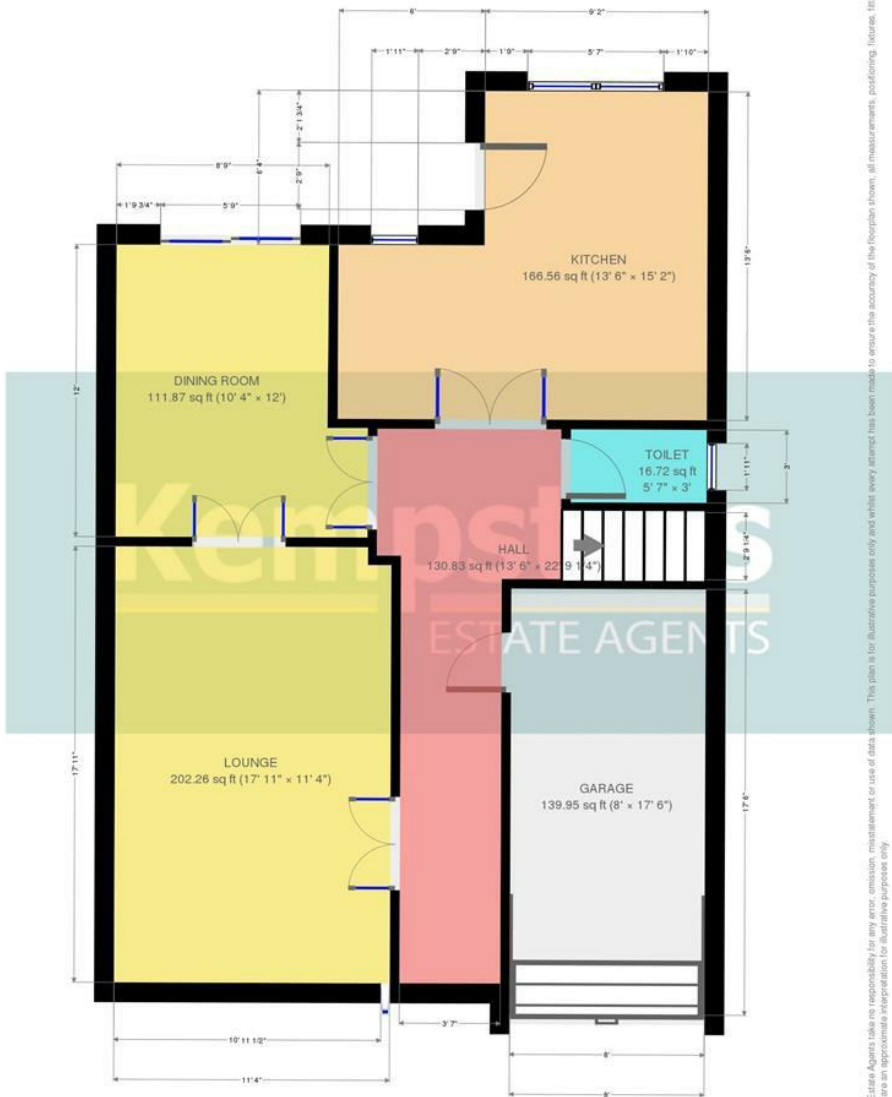
INTEGRAL GARAGE
17'6 x 8'0 (5.33m x 2.44m)

With power and light.

KITCHEN
166.56 sq ft (13' 6" × 15' 2")

DINING ROOM
111.87 sq ft (10' 4" × 12')

TOILET
16.72 sq ft
5' 7" × 3'

HALL
130.83 sq ft (13' 6" × 22' 9 1/4")

LOUNGE
202.26 sq ft (17' 11" × 11' 4")

GARAGE
139.95 sq ft (8' × 17' 6")

BEDROOM 2
141.92 sq ft (10' 9 1/4" × 16' 9")

BEDROOM 4
71.99 sq ft
6' 10 1/2" × 10' 5 3/4"

BEDROOM 3
77.99 sq ft (8' 6" × 10' 5")

CLOSET
8.84 sq ft (4' 6" × 2')

LANDING
91.72 sq ft (6' 3" × 13' 7 1/4")

CLOSET

CLOSET

CLOSET
15.38 sq ft (8' 1" × 1' 11")

BATHROOM
47.94 sq ft (5' 7" × 8' 7")

BEDROOM 1
167.84 sq ft (15' 4" × 11' 1")

EN SUITE
50.91 sq ft (5' 10" × 8' 9")

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

82

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

77

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