



Kempsters
ESTATE AGENTS

105 Calshot Avenue
Chafford Hundred Grays RM16 6NS

2 1 2

Asking price
£285,000

This well presented two bedroomed semi detached house is situated in a popular location within easy walking distance of Tudor Court Primary School. Features include a fitted kitchen, lounge, conservatory, west facing rear garden plus garage and parking.



- Lounge 16'9 x 11'7
- Fitted kitchen 10'5 x 5'9
- Conservatory 9'11 x 9'5
- Bedroom one 11'9 (into wardrobes) x 10'2
- Bedroom two 11'7>8'4 x 9'8
- Bathroom
- West facing rear garden approx 32'
- Garage via own driveway

ENTRANCE HALL

Accessed via door with opaque double glazed inserts. Coved and textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, laminate floor.

FITTED KITCHEN

10'5 x 5'9 (3.18m x 1.75m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for fridge/freezer, space and plumbing for washing machine, partly tiled walls, concealed gas central heating boiler, power points, tile effect laminate floor.

LOUNGE

16'9 x 11'7 (5.11m x 3.53m)

Double glazed patio doors lead to conservatory, coved and textured ceiling, two radiators, power points, laminate floor.

CONSERVATORY

9'11 x 9'5 (3.02m x 2.87m)

Opaque double glazed windows to side, double glazed French doors with matching side windows lead to rear garden, radiator, power points, tile effect laminate floor.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, power points, fitted carpet.

BEDROOM ONE

11'9 (into wardrobes) x 10'2 (3.58m (into wardrobes) x 3.10m)

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

BEDROOM TWO

11'7 max x 9'8 (3.53m max x 2.95m)

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



BATHROOM

Textured ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor.

WEST FACING REAR GARDEN

in excess of 32' (in excess of 9.75m)

Large decking area, remainder mainly laid with decorative stone, inset lawn areas, decorative slate bed. Door to:

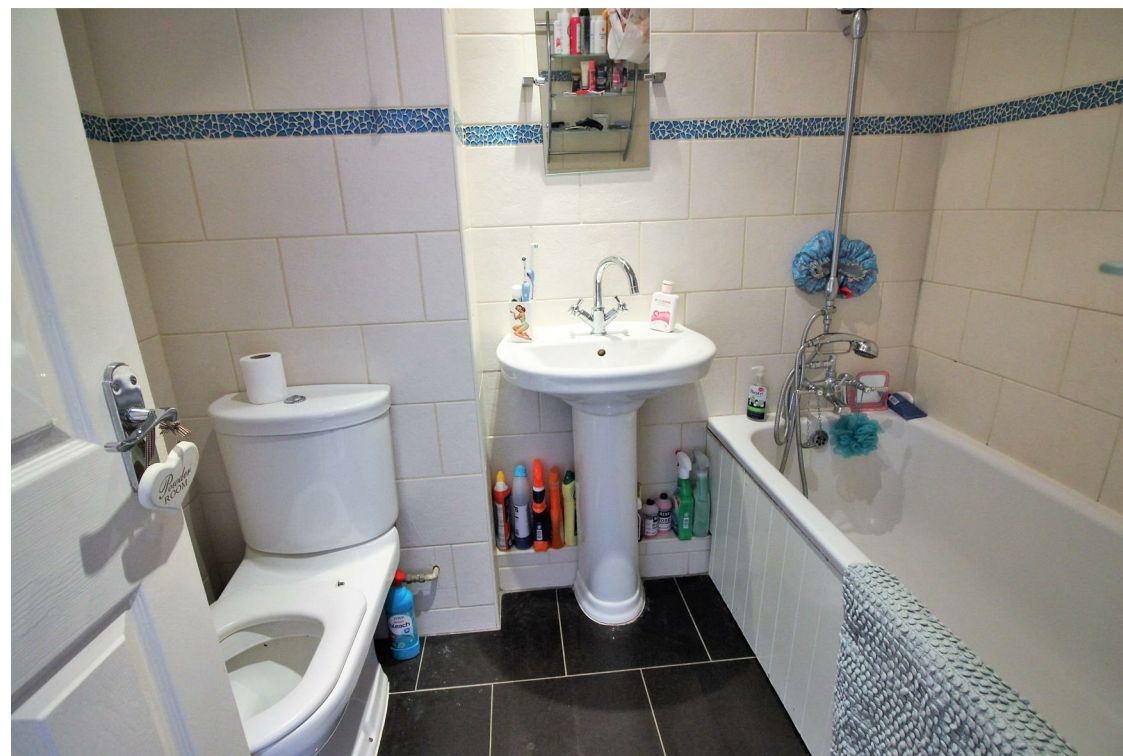
GARAGE

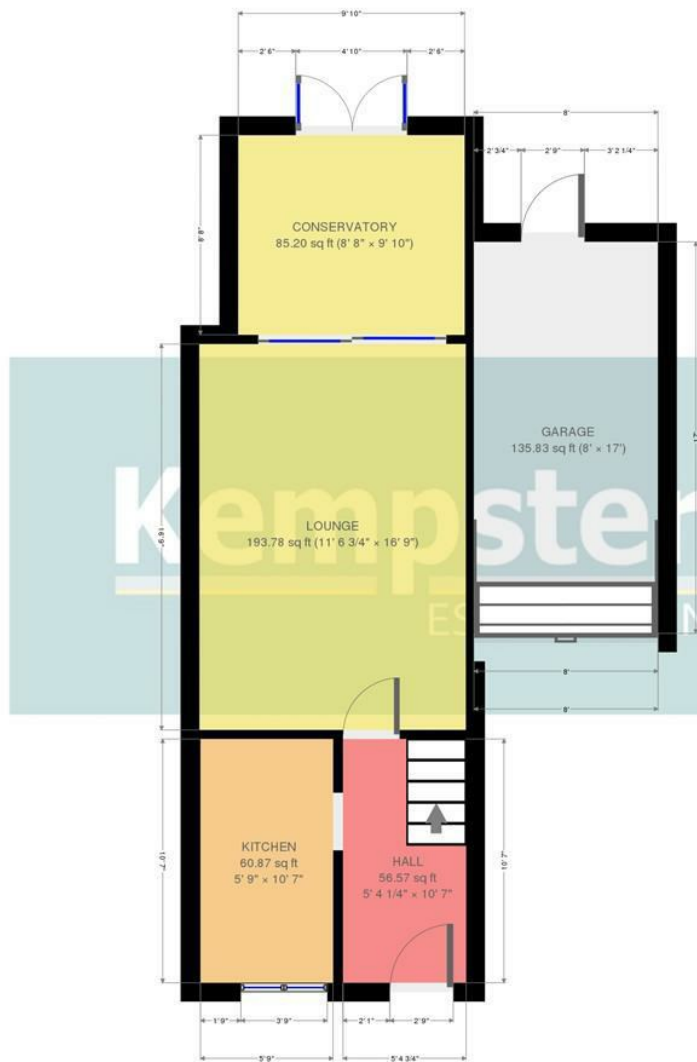
Approached via independent driveway providing further off road parking.

FRONT GARDEN

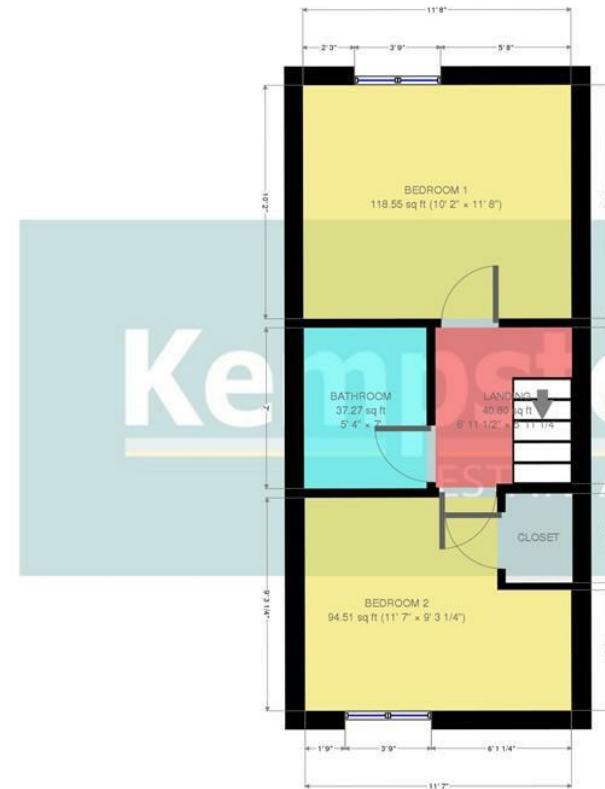
Laid with decorative stone, paved pathway.







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 representation 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 representation 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

