



**Kempsters**  
ESTATE AGENTS

65 Catharine Close  
Chafford Hundred Grays RM16 6QH

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Asking price  
**£530,000**



**This outstanding four/five bedroomed detached house is situated in a sought after location within Chafford Hundred. The property has been extended to provide extremely spacious and flexible accommodation which has the potential to include an annexe.**



- Lounge 22'5 x 11'3
- Dining room 21'5 x 9'7
- Fitted kitchen/breakfast room 19'5 x 11'10<14'7
- Utility room 5'11 x 5'9
- L-shaped sitting room 16'9 x 8' plus 9'7 x 9'5
- Master bedroom 14'4 x 9'9<12'3 with en suite
- Stylish shower room
- Secluded rear garden approx 45' x 40'
- Garage and off road parking for several vehicles





### ENTRANCE HALL

Double glazed window to side, coved and textured ceiling, access to first floor, fitted storage cupboard, radiator, power points, wood flooring.

### GROUND FLOOR CLOAKROOM

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

### LOUNGE

22'5 x 11'3 (6.83m x 3.43m)

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

### DINING ROOM

21'5 x 9'7 (6.53m x 2.92m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, smooth plastered ceiling, radiator, power points, laminate floor.

### FITTED KITCHEN/BREAKFAST ROOM

19'5 x 11'10<14'7 (5.92m x 3.61m<4.45m)

Double glazed windows to rear and side, coved and textured ceiling, extensive range of base and eye level units with contrasting work surfaces, matching island with breakfast bar, inset double drainer sink unit, range style cooker with extractor canopy above, integrated fridge/freezer, microwave, wine cooler and dishwasher, partly tiled walls, two radiators, power points, laminate floor.

### UTILITY ROOM

5'11 x 5'9 (1.80m x 1.75m)

Half double glazed door to side, textured ceiling, range of base and eye level units with contrasting work surface, inset single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, part tiling to three walls, power points, laminate floor.



### L-SHAPED SITTING ROOM

16'9 x 8' plus 9'7 x 9'5 ( 5.11m x 2.44m plus 2.92m x 2.87m)

Two double glazed windows to rear, coved and textured ceiling, access to loft storage space, two radiators, power points, laminate floor.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

14'4 x 9'9<12'3 (into wardrobes) (4.37m x 2.97m<3.73m (into wardrobes))

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

### EN SUITE

7'1 x 6'3 (2.16m x 1.91m)

Opaque double glazed window to front, textured ceiling, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, radiator, fitted carpet.







## BEDROOM TWO

11'2 x 11'2 (into wardrobes) (3.40m x 3.40m (into wardrobes))

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

## BEDROOM THREE

11'2 x 7'3 (3.40m x 2.21m)

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

## BEDROOM FOUR

9'5 x 8'11 (2.87m x 2.72m)

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

## SHOWER ROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, suite comprising large shower cubicle, vanity unit with inset wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor.

## REAR GARDEN

in excess of 45' deep x in excess of 40' wide (in excess of 13.72m deep x in excess of 12.19m wide)

Large patio area, steps to raised lawn area with shrub and tree border, fence surround, outside tap, outside light, side garden with ample storage space and timber shed.

## FRONT GARDEN

Small decorative slate area, brick paved driveway providing off road parking for several vehicles and leading to:

## GARAGE

With up and over door, power and light.











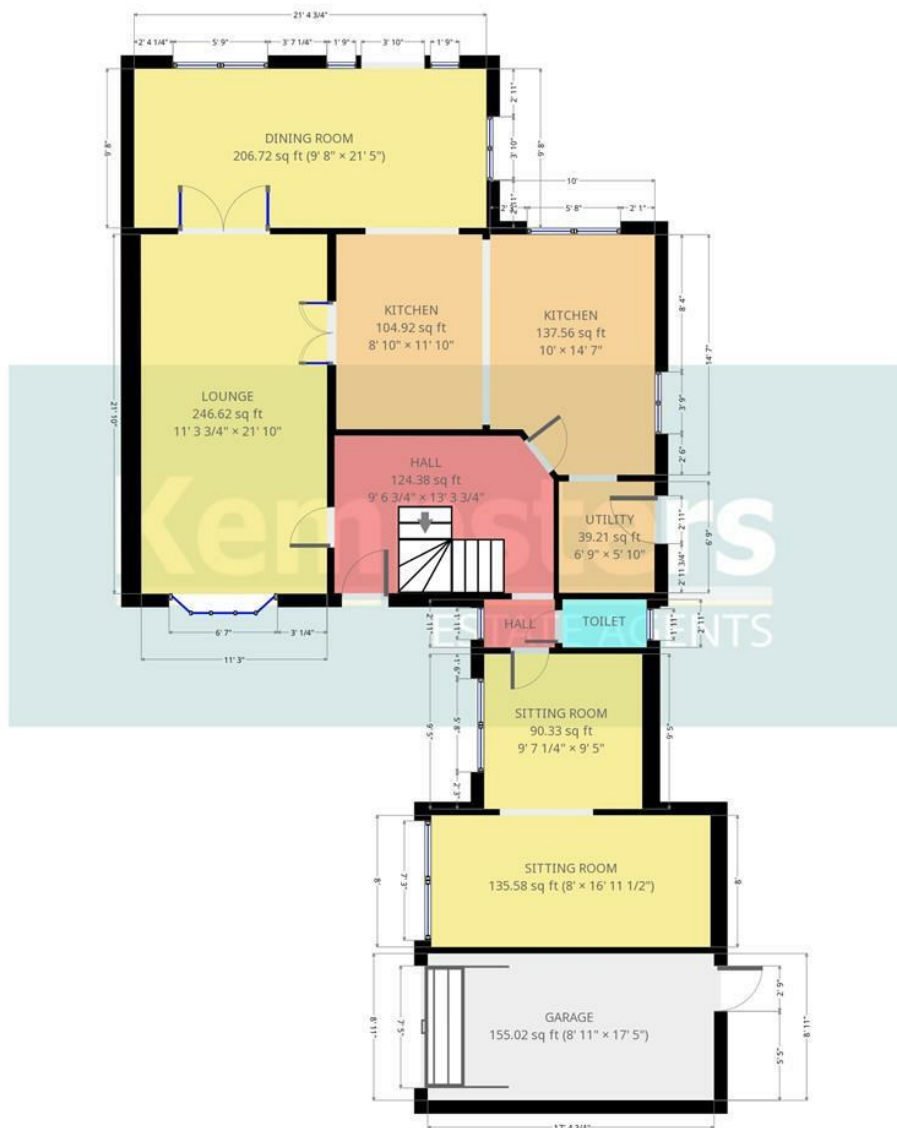




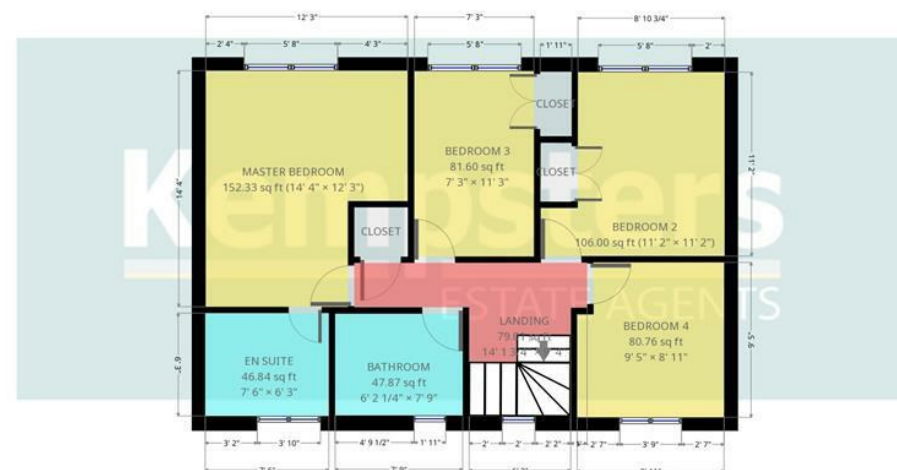








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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (85 plus) <b>A</b> (81-85) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	Not energy efficient - higher running costs EU Directive 2002/91/EC	Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (40-60) <b>C</b> (20-40) <b>D</b> (1-20) <b>E</b> (0-10) <b>F</b> (0-10) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC
67	81	60	76