



Kempsters
ESTATE AGENTS

17 Edmund Road
Chafford Hundred Grays RM16 6HA

 4  2  3

Asking price
£475,000

This spacious four bedroomed detached house is situated in a popular location within easy reach of local amenities and is offered with no onward chain. Features include two receptions, kitchen/breakfast room, conservatory, sitting room/possible bedroom five, en suite, west facing rear garden plus off road parking.



- Lounge 17'4 x 10'5
- Dining room 10'6 x 10'5
- Kitchen/breakfast room 14'4 x 9'6<12'6
- Conservatory 13'6 x 10'7
- Sitting room/bedroom five 16'2 x 8'6
- Bedroom one 18'5 x 10'9 with en suite
- Family bathroom
- West facing rear garden approx 40'
- Off road parking for two vehicles
- No onward chain

ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, access to first floor, under stairs storage area, radiator, power point, laminate floor.

GROUND FLOOR CLOAKROOM

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

LOUNGE

17'4 x 10'5 (5.28m x 3.18m)

Double glazed window to front, fireplace with inset pebble effect fire, radiator, power points, laminate floor.

DINING ROOM

10'6 x 10'5 (3.20m x 3.18m)

Double glazed French doors with matching side windows lead to conservatory, radiator, power points, laminate floor.

KITCHEN/BREAKFAST ROOM

14'4 x 9'6<12'6 (4.37m x 2.90m<3.81m)

Double glazed window to rear, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, extractor and fridge/freezer, space for washing machine, part tiling to three walls, radiator, power points, tiled floor.

CONSERVATORY

13'6 x 10'7 (4.11m x 3.23m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, power points, tiled floor.

SITTING ROOM/POSSIBLE BEDROOM FIVE

16'2 x 8'6 (4.93m x 2.59m)

Formerly the garage. Opaque double glazed window to side, smooth plastered ceiling, large built-in storage cupboard housing gas central heating boiler, power points, laminate floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling with inset spotlights, access to loft space, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

18'5 x 10'9 (5.61m x 3.28m)

Double glazed window to front, smooth plastered ceiling, three double fitted wardrobes, radiator, power points, fitted carpet.

EN SUITE

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

BEDROOM TWO

14'4 (into wardrobes) x 8'4<11'1 (4.37m (into wardrobes) x 2.54m<3.38m)

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



BEDROOM THREE

9'7 x 9'4 (2.92m x 2.84m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, laminate floor.

BEDROOM FOUR

10'9 narrowing to 7'6 x 8'1 (3.28m narrowing to 2.29m x 2.46m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, radiator, part tiling to bath area, extractor fan, tiled floor.

WEST FACING REAR GARDEN

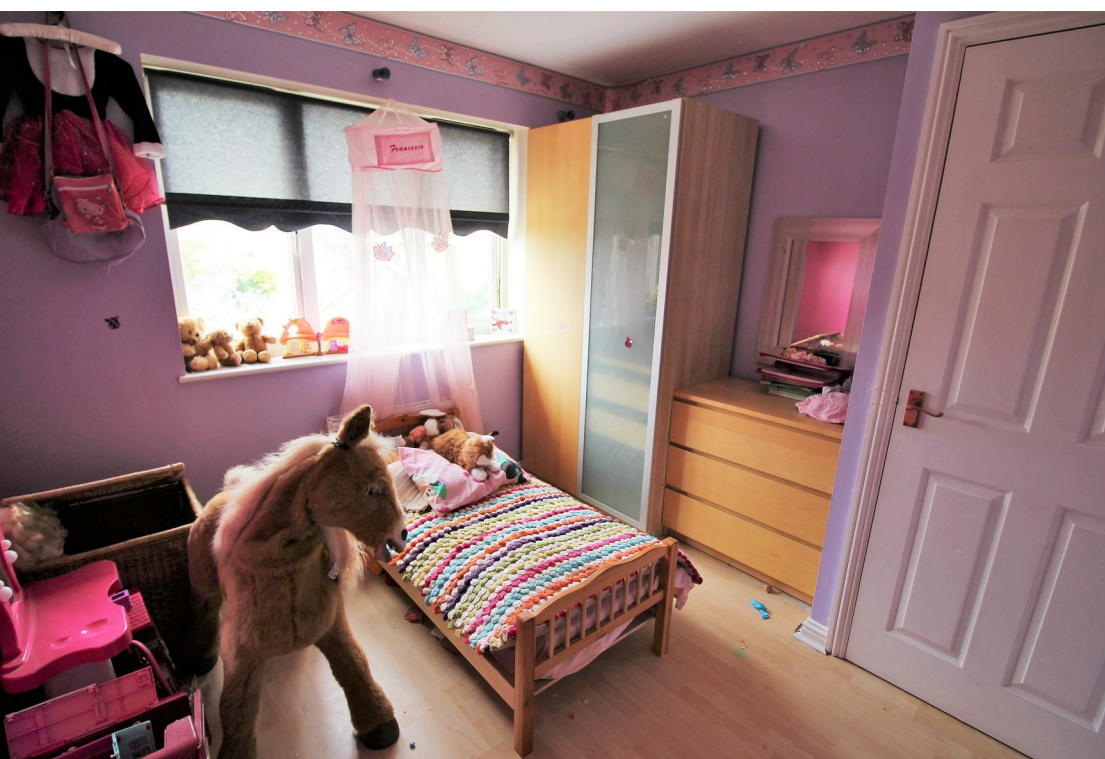
in excess of 40' (in excess of 12.19m)

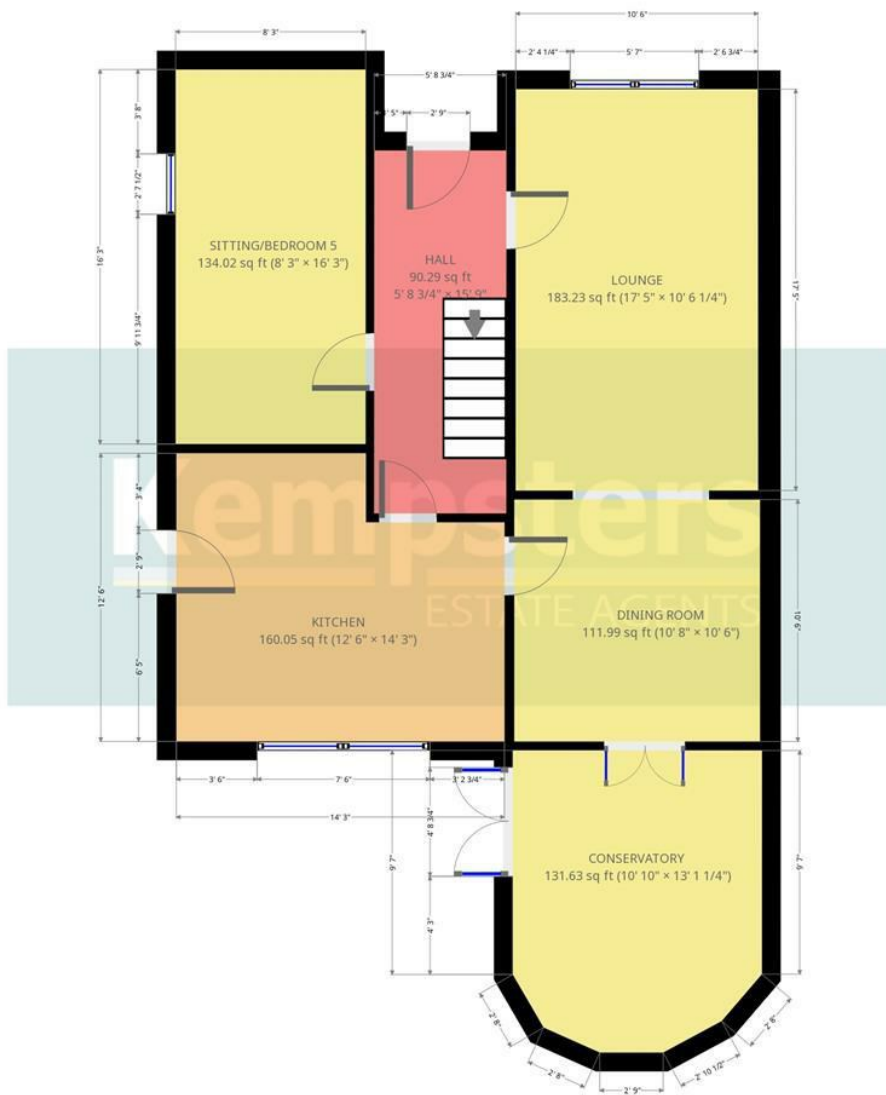
Brick paved patio area, remainder laid to lawn with mature shrubs and trees, outside tap.

FRONT GARDEN

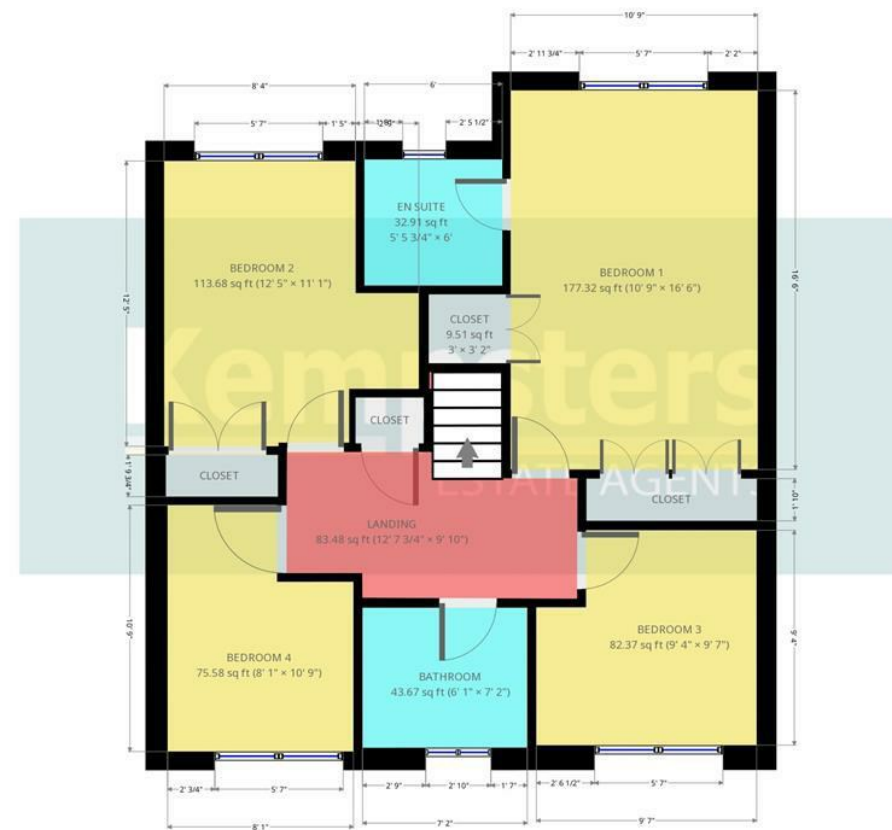
Brick paved providing off road parking.







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 interpretation...



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
49-54 E			49-54 E		
45-48 F			45-48 F		
39-44 G			39-44 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	