



**Kempsters**  
ESTATE AGENTS

78 Lennox Close  
Chafford Hundred Grays RM16 6AP

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Asking price  
**£350,000**



**This delightful end of terrace property is located in the sought after area of Chafford Hundred and is in easy walking distance of the C2C to London. The property also benefits from front and rear gardens, garage, ground floor cloakroom and is in good decorative order throughout.**



- Lounge 14'8 x 12'9
- Fitted Kitchen 8'10 x 8'4
- Ground Floor Cloakroom
- Bedroom One 12'6 x 8'2
- Bedroom Two 10'6 x 8'3
- Bedroom Three 7'11 x 6'2
- Bathroom
- Double Glazed & Central Heating
- Front & Rear Gardens
- Garage and further parking



**ENTRANCE HALLWAY**

11'11 x 5'9 (3.63m x 1.75m)

Smooth plastered ceiling with inset spotlights, access to first floor, radiator, power points, laminate floor.

**GROUND FLOOR CLOAKROOM**

8'0 x 3'2 (2.44m x 0.97m)

Smooth plastered ceiling, suite comprising pedestal wash hand basin and low flush wc, radiator, vinyl floor covering.

**FITTED KITCHEN**

8'10 x 8'4 (2.69m x 2.54m)

Two double glazed windows to front, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer, space for washing machine, further appliance space, partly tiled walls, concealed gas central heating boiler, power points, tiled floor.

**LOUNGE**

14'8 x 12'9 (4.47m x 3.89m)

Double glazed window and double glazed patio doors lead to rear garden, double glazed window to side, coved and smooth plastered ceiling, built-in under stairs storage cupboard, feature fireplace with inset coal effect fire, two radiators, power points, laminate floor.

**FIRST FLOOR LANDING**

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

**BEDROOM ONE**

12'6 x 8'2 (3.81m x 2.49m)

Double glazed window to rear, coved and smooth plastered ceiling, built-in double wardrobe, radiator, owner points, fitted carpet.

**BEDROOM TWO**

10'6 x 8'3 (3.20m x 2.51m)

Two double glazed windows to front, coved and smooth plastered ceiling, two radiators, power points, fitted carpet.

**BEDROOM THREE**

7'11 x 6'2 (2.41m x 1.88m)

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

**BATHROOM**

6'4 x 6'2 (1.93m x 1.88m)

Opaque double glazed window to front, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush wc, matching double cupboard above, full tiling to bath area, further wall partly tiled, heated towel rail, extractor fan, tiled floor.

**WEST FACING REAR GARDEN**

in excess of 27' (in excess of 8.23m)

Large decking area, steps down to patio area with raised shrub and tree border, outside lighting, personal door to:

**GARAGE**

16'0 x 8'0 (4.88m x 2.44m)

With parking space in front, further allocated parking space in nearby bay.

**FRONT GARDEN**

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

Neatly laid to lawn with mature shrub and tree borders.





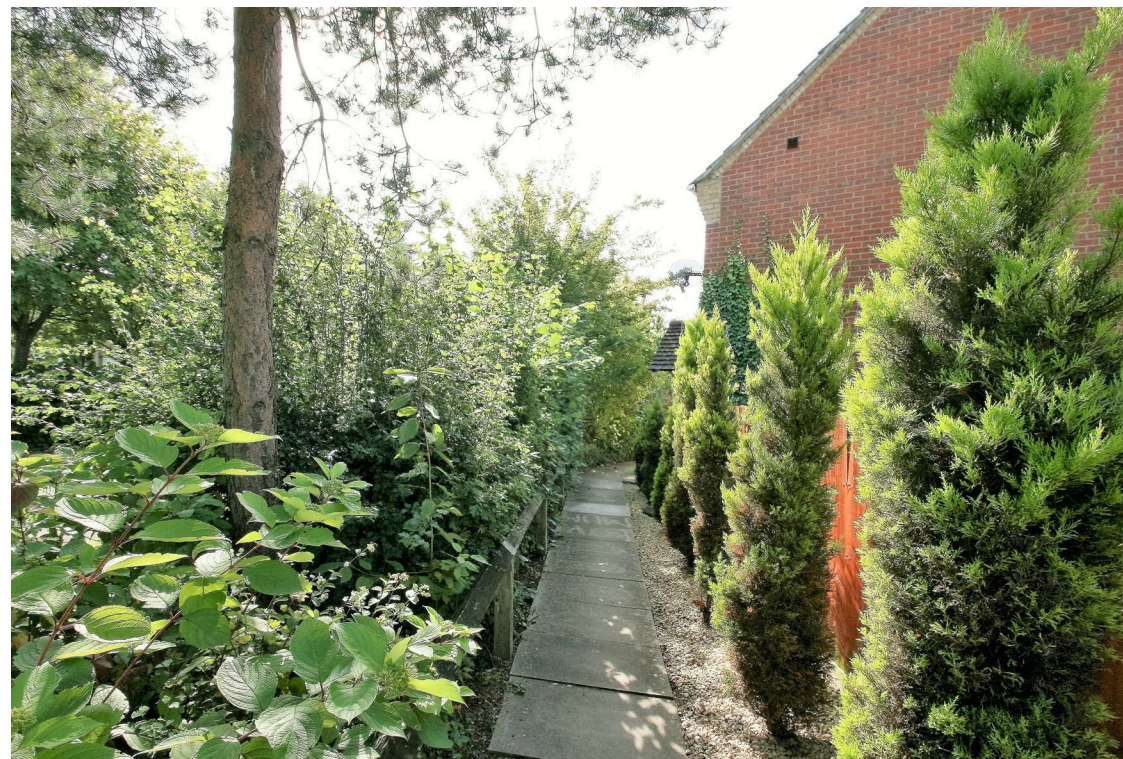




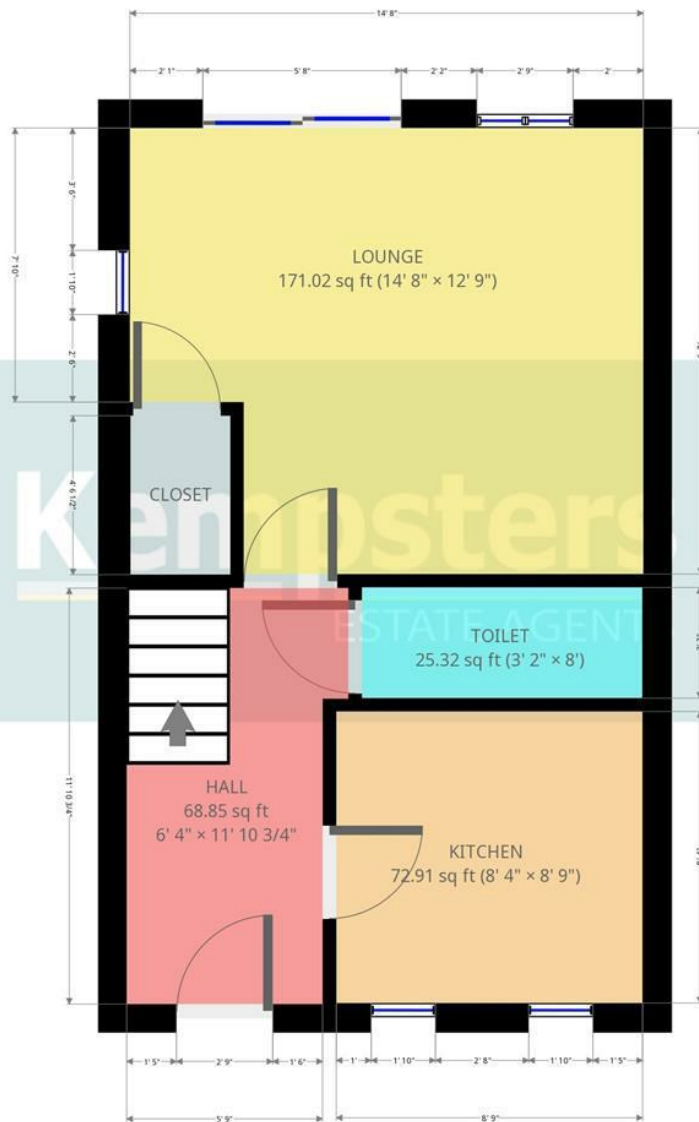




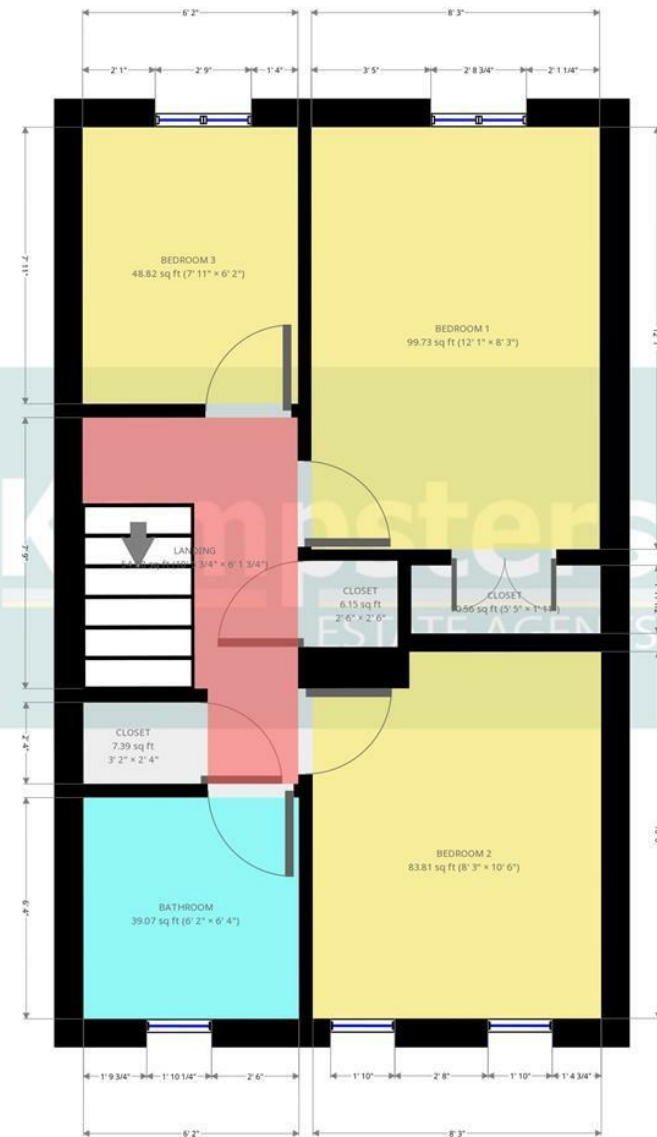








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**Energy Efficiency Rating**

Rating	Current	Target
Very energy efficient - lower running costs	100-149	150-159
(100-149) A		
(150-159) B		
(160-169) C		
(170-179) D		
(180-184) E		
(185-189) F		
(190-199) G		

Not energy efficient - higher running costs

England & Wales

EU Directive 2020/1828

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	100-149	150-159
(100-149) A		
(150-159) B		
(160-169) C		
(170-179) D		
(180-184) E		
(185-189) F		
(190-199) G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2020/1828