



**Kempsters**  
ESTATE AGENTS

22 Hatfield Road  
Chafford Hundred Grays RM16 6LR

4

2

2

Offers in the region  
**£460,000**



**This spacious four bedroomed detached house is situated within easy walking distance of local schools, Chafford Hundred station and Lakeside shopping centre. Features include a large lounge, dining room, kitchen, en suite to bedroom one, family bathroom, rear garden 38' x 25', garage via own driveway plus no onward chain.**



- Lounge 21'7 x 9'6
- Dining room 11'4 x 8'1
- Fitted kitchen 15'3 x 9'9
- Ground floor cloakroom
- En suite to bedroom one
- Family bathroom 6'6 x 6'2
- Rear garden 38' x 25'
- Garage via own driveway
- No onward chain



#### ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, radiator, power points, laminate floor.

#### GROUND FLOOR CLOAKROOM

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

#### LOUNGE

21'7 x 9'6 (6.58m x 2.90m)

Double glazed bay window to front, double glazed patio doors lead to rear garden, smooth plastered ceiling, feature fireplace with inset coal effect fire, two radiators, power points, laminate floor.

#### DINING ROOM

11'4 x 8'1 (3.45m x 2.46m)

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, vinyl floor covering.

#### FITTED KITCHEN

15'3 x 9'9 reducing to 7'0 (4.65m x 2.97m reducing to 2.13m)

Double glazed window and half double glazed door lead to rear garden, smooth plastered 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 for washing machine, further appliance spaces, partly tiled walls, power points, tiled floor.

#### FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, built-in cupboard housing gas central heating boiler, radiator, power points, fitted carpet.

#### BEDROOM ONE

12'10 x 9'9 (3.91m x 2.97m)

Double glazed window to front, smooth plastered ceiling, two built-in wardrobes, radiator, power points, fitted carpet.

#### EN SUITE

6'6 x 5'7 (1.98m x 1.70m)

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, vinyl floor covering.

#### BEDROOM TWO

10'6 x 8'6 (3.20m x 2.59m)

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



#### BEDROOM THREE

10'10 x 8'6 (3.30m x 2.59m)

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

#### BEDROOM FOUR

10'6 x 8'6 (3.20m x 2.59m)

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

#### BATHROOM

6'6 x 6'2 (1.98m x 1.88m)

Opaque double glazed window to rear, smooth plastered ceiling, extractor fan, suite comprising bath, pedestal wash hand basin and low flush wc, partly tiled walls, radiator, vinyl floor covering.

#### REAR GARDEN

38' x 25' (11.58m x 7.62m)

Laid to lawn with fence surround, outside tap. Side access leads to:

#### GARAGE

With up and over door, approached via independent driveway providing off road parking.

#### FRONT GARDEN

Laid with decorative stone.









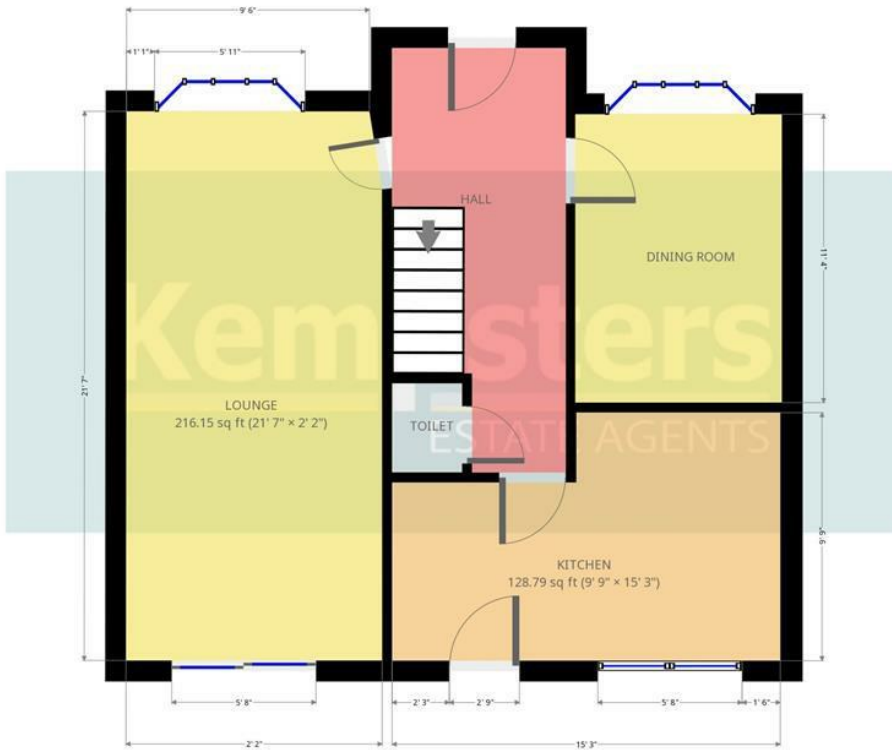












Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...

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...

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](mailto:sales@kempsters.com)

