



Kempsters
ESTATE AGENTS

18 Chance Close
Chafford Hundred Grays RM16 6QE

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Asking price
£369,995

This **OUTSTANDING** three double bedroom end of terrace house is situated in a **SOUGHT AFTER** location and benefits from a double storey extension. Features include an open plan lounge, dining room, a snug/playroom, a fitted kitchen breakfast room, stylish bathroom, 30' rear garden plus garage and parking. Outline plans have now been passed for a side extension which would take the place of the garage and create an extra sitting room or possible bedroom.



- Lounge 15'3 x 13'7
- Dining room 10'9 x 7'6
- Snug/playroom 7'9 x 6'8
- Fitted kitchen/breakfast room 18'11 x 7'4
- Ground floor cloakroom
- Three double bedrooms
- Stylish bathroom
- Rear garden approx 30'
- Garage and parking
- Potential for further parking in front garden

ENTRANCE HALL

Textured ceiling, radiator, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlight, suite comprising vanity unit with inset wash hand basin and low flush wc, radiator, laminate floor.

LOUNGE

15'3 x 13'7 (4.65m x 4.14m)

Double glazed bow window to front, coved and textured ceiling, access to first floor, feature fireplace with raised hearth and inset coal effect fire, radiator, power points, fitted carpet. Open plan to:

DINING ROOM

10'9 x 7'6 (3.28m x 2.29m)

Double multi panel doors lead through to snug/playroom, coved and textured ceiling, power points, fitted carpet. Open plan to:

SNUG/PLAYROOM

7'9 x 6'8 (2.36m x 2.03m)

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

FITTED KITCHEN/BREAKFAST ROOM

18'11 x 7'4 (5.77m x 2.24m)

Double glazed window to rear, half double glazed door to side, textured ceiling, extensive range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and concealed extractor, space for fridge/freezer, washing machine and dishwasher, concealed gas central heating boiler, large built-in under stairs storage cupboard housing space for tumble dryer, radiator, power points, tile effect laminate floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, fitted carpet.

BEDROOM ONE

20'6 x 7'7<9' (6.25m x 2.31m<2.74m)

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

BEDROOM TWO

15'5 x 7'5 (4.70m x 2.26m)

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

BEDROOM THREE

11'11 x 7'10<9' (3.63m x 2.39m<2.74m)

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



BATHROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, large built-in airing cupboard, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush wc, radiator, tiled walls, tiled floor.

REAR GARDEN

in excess of 30' (in excess of 9.14m)

Immediate patio area, remainder laid to lawn with fence and wall surround. Side pedestrian access. Door to:

GARAGE

With up and over door. Driveway providing off road parking in front.

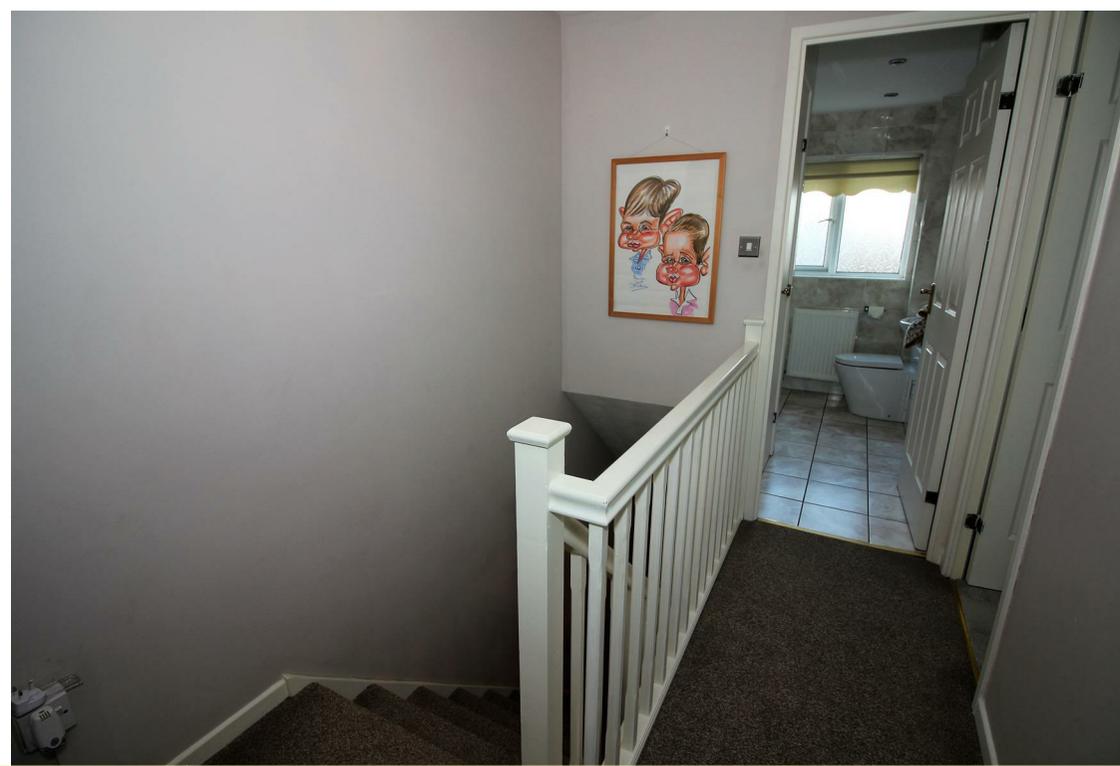
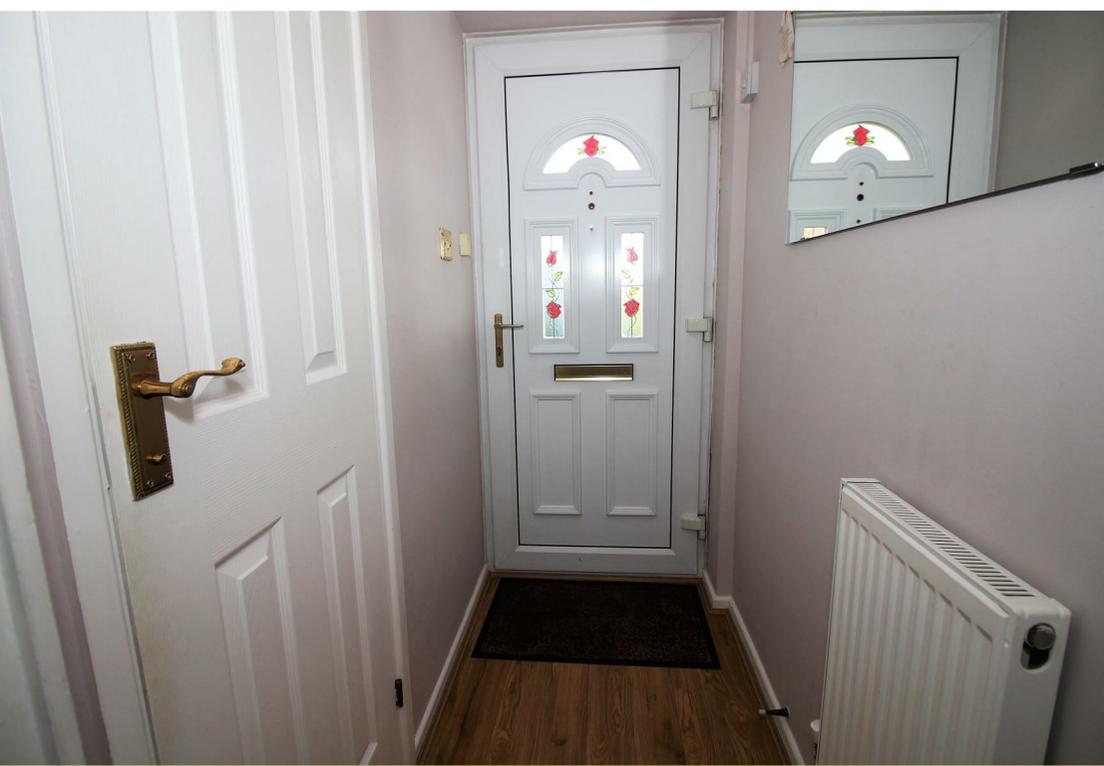
FRONT GARDEN

Currently laid to lawn but offers potential for further off road parking.

N.B. OUTLINE PLANNING PASSED

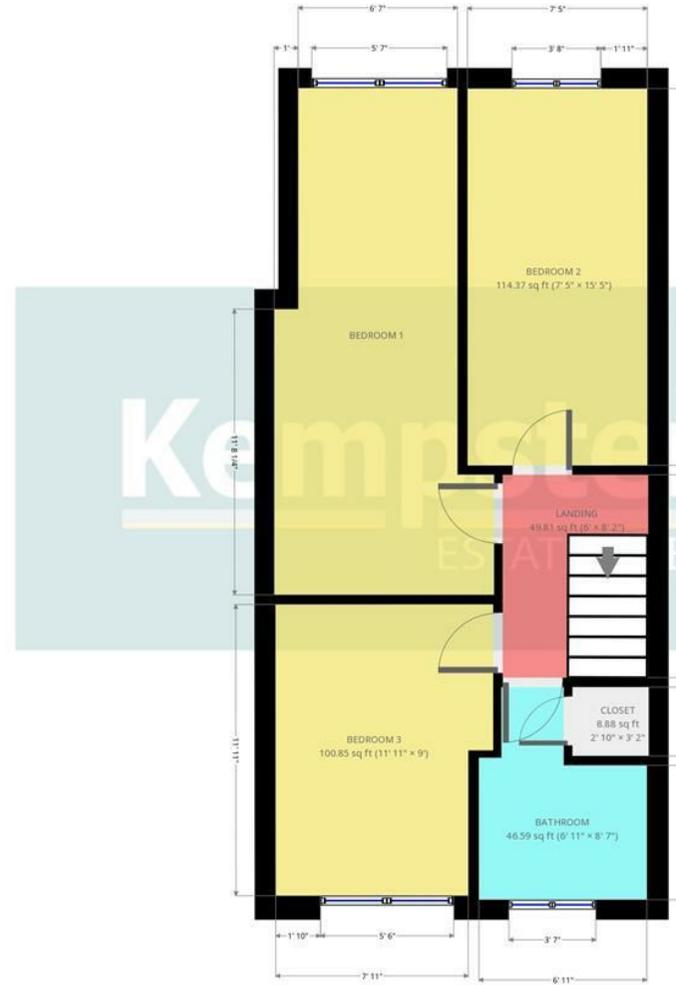
Outline plans have also been passed for a side extension which would take the place of the garage and create an extra sitting room or possible bedroom. Please see the online photos of the proposed plan.











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