



Kempsters
ESTATE AGENTS

15 Hampton Close
Chafford Hundred Grays RM16 6LX

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Guide price
£485,000

GUIDE PRICE £485,000 - £500,000. This very well presented four bedroom detached house is situated only 10 minutes walk from Chafford Hundred station and Lakeside Shopping Centre and is in the catchment area for the outstanding Harris Academy. Features include three receptions, fitted kitchen, en suite to bedroom one, stylish bathroom, rear garden approx 33' x 38' plus garage and driveway.



- Lounge 16'5 x 10'3
- Dining room 10'5 x 9'11
- Fitted kitchen 12'10 x 11'6
- Study 8'8 x 8'4
- Bedroom one 16'5 x 10'3 with en suite
- Three further bedrooms
- Stylish shower room
- Rear garden approx 33' x 38' max
- Garage and driveway for two vehicles
- Window shutters throughout

ENTRANCE HALL

Smooth plastered ceiling, access to first floor, radiator, built-in under stairs storage cupboard, power point, laminate floor.

GROUND FLOOR CLOAKROOM

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

LOUNGE

16'5 x 10'3 (5.00m x 3.12m)

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

DINING ROOM

10'5 x 9'11 (3.18m x 3.02m)

Double glazed patio doors lead to rear garden, smooth plastered ceiling, radiator, power points, fitted carpet.

FITTED KITCHEN

12'10 x 11'6 (3.91m x 3.51m)

Double glazed window to rear, half opaque double glazed door to side, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting quartz work surfaces, inset single drainer sink unit, integrated double oven, job, extractor, microwave, washing machine and dishwasher, concealed gas central heating boiler, space for large fridge/freezer, radiator, power points, laminate floor.

STUDY

8'8 x 8'4 (2.64m x 2.54m)

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

FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, built in airing cupboard, power point, fitted carpet.

BEDROOM ONE

16'1 x 10'7 (4.90m x 3.23m)

Double glazed window to front, smooth plastered ceiling, fitted triple wardrobe with matching bedside cabinets, dressing unit and chest of drawer unit, radiator, power points, fitted carpet.

EN SUITE

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

BEDROOM TWO

11'9 (into wardrobes) x 8'10 (3.58m (into wardrobes) x 2.69m)

Double glazed window to rear, smooth plastered ceiling, two fitted double wardrobes, radiator, power points, laminate floor.



BEDROOM THREE

10'4 x 7'3<9'2 (3.15m x 2.21m<2.79m)

Double glazed window to rear, smooth plastered ceiling, two fitted double wardrobes, radiator, power points, laminate floor.

BEDROOM FOUR

9'4 x 7'9 (2.84m x 2.36m)

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

SHOWER ROOM

Opaque double glazed window to rear, 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, full tiling to shower area, remainder partly tiled, tiled floor.

REAR GARDEN

in excess of 33' x in excess of 38' max (in excess of 10.06m x in excess of 11.58m max)

Large decking area, remainder neatly laid to lawn with flower and shrub borders, outside tap. Side access leads to:

GARAGE

With power and light approached via own driveway.

FRONT GARDEN

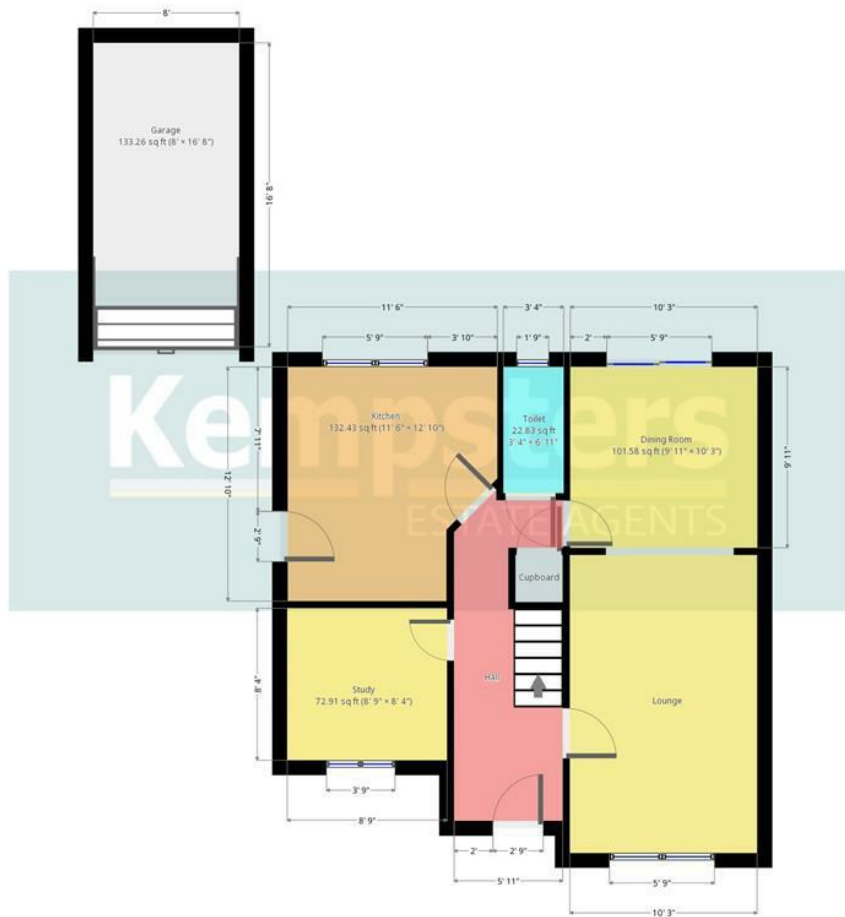
Laid with decorative slate, mature shrubs.











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