Kempsters
ESTATE AGENTS

4 Francisco Close
Chafford Hundred Grays RM16 6YD

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Asking price
£475,000

This attractive four bedroomed detached house is situated in a nice cul-de-sac location within easy walking distance of local schools, Chafford Hundred station and Lakeside Shopping Centre. Features include two receptions, fitted kitchen, utility room, en suite to bedroom one, family bathroom, sunny west facing rear garden plus integral garage and further parking.

- Lounge 15'10 x 10'7
- Dining room 10'7 x 10'6
- Fitted kitchen 14'9 x 11'3>6'
- Utility room 6'10 x 4'11
- Ground floor cloakroom
- En suite to master bedroom
- Family bathroom
- Sunny west facing rear garden approx 36'
- Integral garage
- Off road parking

ENTRANCE HALL
Coved and textured ceiling, built-in cloaks cupboard, access to first floor, radiator, power points, fitted carpet.

GROUND FLOOR CLOAKROOM
Textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush wc, radiator, laminate floor.

LOUNGE
15'10 x 10'7 (4.83m x 3.23m)
Double glazed window to front, coved and textured ceiling, feature fireplace, radiator, power points, fitted carpet. Open plan through to:

DINING ROOM
10'7 x 10'6 (3.23m x 3.20m)
Double glazed patio doors lead to rear garden, coved and textured ceiling, radiator, power points, fitted carpet.

KITCHEN
14'9 x 11'3 reducing to 6' (4.50m x 3.43m reducing to 1.83m)
Double glazed window to rear, textured ceiling, 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 large fridge/freezer, space for dishwasher, partly tiled walls, power points, tile effect laminate floor.

UTILITY ROOM
6'10 x 4'11 (2.08m x 1.50m)
Partially opaque double glazed door to side, textured ceiling, extractor fan, work surface with space for washing machine and tumble dryer beneath, double eye level cupboard, further appliance space, radiator, power points, tile effect laminate floor.

FIRST FLOOR LANDING
Double glazed window to side, coved and textured ceiling, access to loft space, built-in airing cupboard, radiator, fitted carpet.

BEDROOM ONE
14'5 (into wardrobes) x 10'8 (4.39m (into wardrobes) x 3.25m)
Double glazed window to front, coved and textured ceiling, range of fitted wardrobes with matching bridging units and bedside cabinets, radiator, power points, fitted carpet.

EN SUITE
Opaque double glazed window to front, textured ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush wc, radiator, shaver point, tiled walls, tiled floor.

BEDROOM TWO
11'10 x 10'8 (3.61m x 3.25m)
Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.

BEDROOM THREE
9'3 x 8'9 (2.82m x 2.67m)
Double glazed window to rear, coved and textured ceiling, fitted wardrobe with matching bridging units, radiator, power points, fitted carpet.

BEDROOM FOUR
7'10 x 7'10 (2.39m x 2.39m)
Double glazed window to front, coved and textured ceiling, radiator, power points, laminate floor.

BATHROOM
Opaque double glazed window to rear, coved and textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, partly tiled walls, radiator, shaver point, laminate floor.

SUNNY WEST FACING REAR GARDEN
in excess of 36' (in excess of 10.97m')
Laid to lawn with fence surround, outside tap.

FRONT GARDEN
Laid to lawn with palm trees and decorative pebbles. Tarmac driveway providing off road parking leads to:

INTEGRAL GARAGE
With power and light.

SHOP

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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 ...

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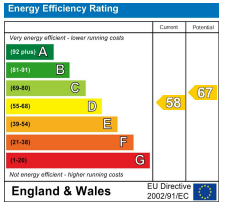

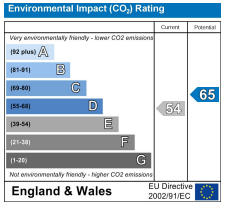

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No appliances or main services have been checked.

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