



**Kempsters**  
ESTATE AGENTS

7 Chafford Way  
Stifford Clays Grays RM16 2EB

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Asking price  
**£292,500**

**This spacious three bedroom house is situated in a great location close to local shops and schools. Features include a large lounge/diner, fitted kitchen, ground floor cloakroom, good size bedrooms, stylish bathroom, west facing garden plus ample parking in residents bays. 360 VIRTUAL TOUR AVAILABLE.**



- Lounge/Diner 24'11 x 10'2<12'4
- Kitchen 12'11 x 7'10
- Ground Floor Cloakroom
- Bedroom One 12'1 x 10'11
- Bedroom Two 12'5 x 8'7
- Bedroom Three 9'8 x 7'2
- Stylish Bathroom
- West Facing Rear Garden approx 35'
- Ample Parking in nearby residents bays

### ENTRANCE HALL

Textured ceiling, access to first floor, radiator, laminate floor.

### GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush toilet, tiled floor.

### KITCHEN

12'11 x 7'10 (3.66m'3.35m x 2.13m'3.05m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, concealed extractor, dishwasher and fridge/freezer, space for washing machine, radiator, power points, tiled floor.

### LOUNGE/DINER

24'11 x 10'2<12'4 (7.32m'3.35m x 3.05m'0.61m<3.66m'1.22m)

Double glazed French doors with matching side windows to rear, multi panel door leads to rear porch, coved and textured ceiling, feature fireplace with inset coal effect fire, radiator, power points, laminate floor.

### REAR PORCH

Opaque double glazed door leads to rear garden, textured ceiling, vinyl floor covering,.

### FIRST FLOOR LANDING

Double glazed window to front, textured ceiling, access to loft space, built-in airing cupboard housing gas central heating boiler, fitted carpet.

### BEDROOM ONE

12'1 x 10'11 (3.66m'0.30m x 3.05m'3.35m)

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

### BEDROOM TWO

12'5 x 8'7 (3.66m'1.52m x 2.44m'2.13m)

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



### BEDROOM THREE

9'8 x 7'2 (2.74m'2.44m x 2.13m'0.61m)

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

### BATHROOM

7'8 x 7'3 (2.13m'2.44m x 2.13m'0.91m)

Opaque double glazed window to front, textured ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, partly tiled walls, radiator, vinyl floor covering.

### WEST FACING REAR GARDEN

in excess of 35' (in excess of 10.67m')

Immediate patio area, remainder laid to lawn with shrub borders, pergola, timber shed, rear pedestrian access.

### FRONT GARDEN

Laid to lawn with conifer border. Pathway leads to parking in residents bays.









