



**Kempsters**  
ESTATE AGENTS

29 Daniel Close  
Chafford Hundred Grays RM16 6PR

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Guide price  
**£315,000**



**This very well presented two bedroom house has a really homely feel. Features include a lovely fitted kitchen with integrated appliances, conservatory, bright lounge, stylish bathroom sunny west facing rear garden plus off road parking for four vehicles.**



- Lounge 13'9 x 10'4
- Fitted Kitchen 13'9 x 6'6 With Integrated Appliances
- Conservatory 10'7 x 10'6
- Bedroom One 11'7<13'9 (into wardrobes) x 10'7
- Bedroom Two 9'11 x 7'2
- Stylish Bathroom
- Sunny West Facing Rear Garden Approx 33'
- Off Road Parking For Four Vehicles
- Quiet Cul-De-Sac Location



### ENTRANCE HALL

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

### LOUNGE

13'9 x 10'4 (4.19m x 3.15m)

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

### FITTED KITCHEN

13'9 x 6'6 (4.19m x 1.98m)

Double glazed window to rear, coved and smooth plastered ceiling, built-in under stairs storage cupboard, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, extractor, microwave, fridge/freezer and washing machine, radiator, power points, tiled floor.

### CONSERVATORY

10'7 x 10'6 (3.23m x 3.20m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, wall mounted electric heater, power points, laminate floor.

### FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, fitted carpet.

### BEDROOM ONE

11'7<13'9 (into wardrobes) x 10'7 (3.53m<4.19m (into wardrobes) x 3.23m)

Double glazed window to front, coved and textured ceiling, large wardrobe recess, built-in airing cupboard housing gas central heating boiler, radiator, power points, laminate floor.

### BEDROOM TWO

9'11 x 7'2 (3.02m x 2.18m)

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



### BATHROOM

Opaque double glazed window to rear, textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, tiling to three walls, heated towel rail, tiled floor.

### SUNNY WEST FACING REAR GARDEN

Laid to patio with inset artificial lawn area, timber shed, rear pedestrian access.

### FRONT GARDEN

Laid with artificial lawn.

### PARKING

Four allocated parking spaces.









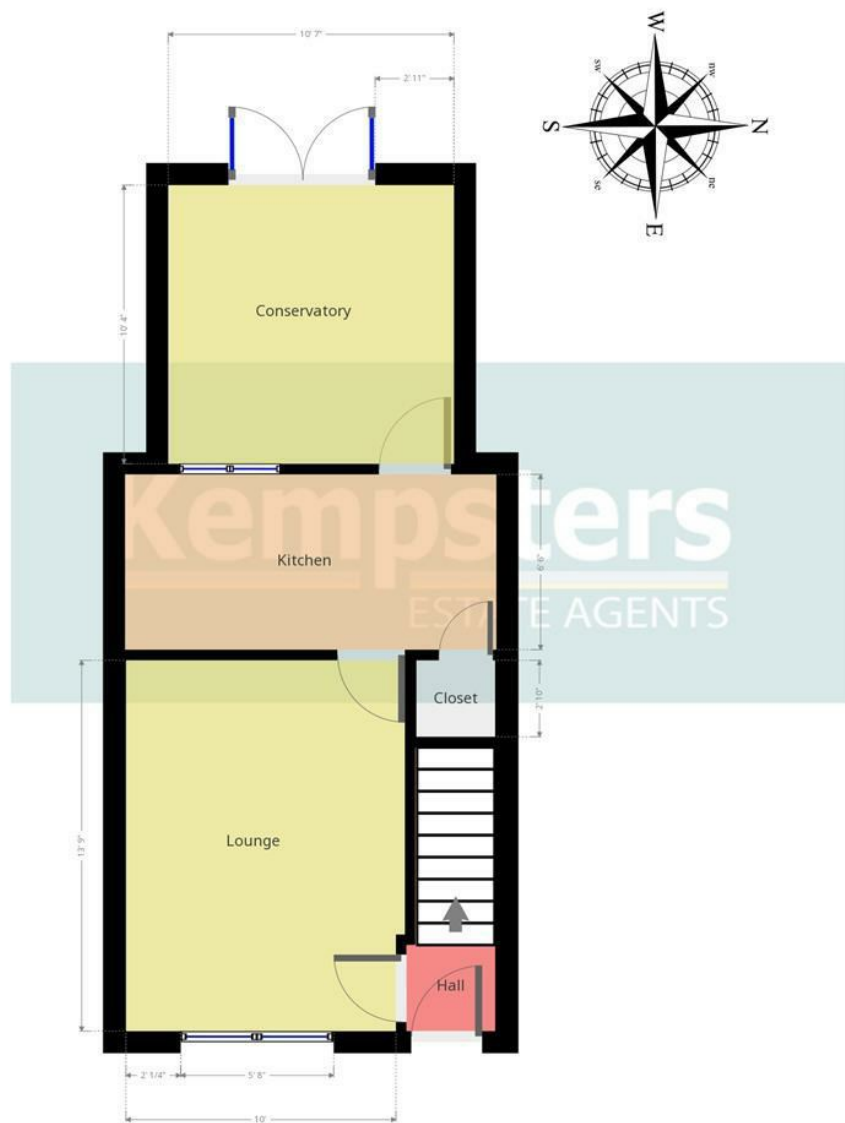




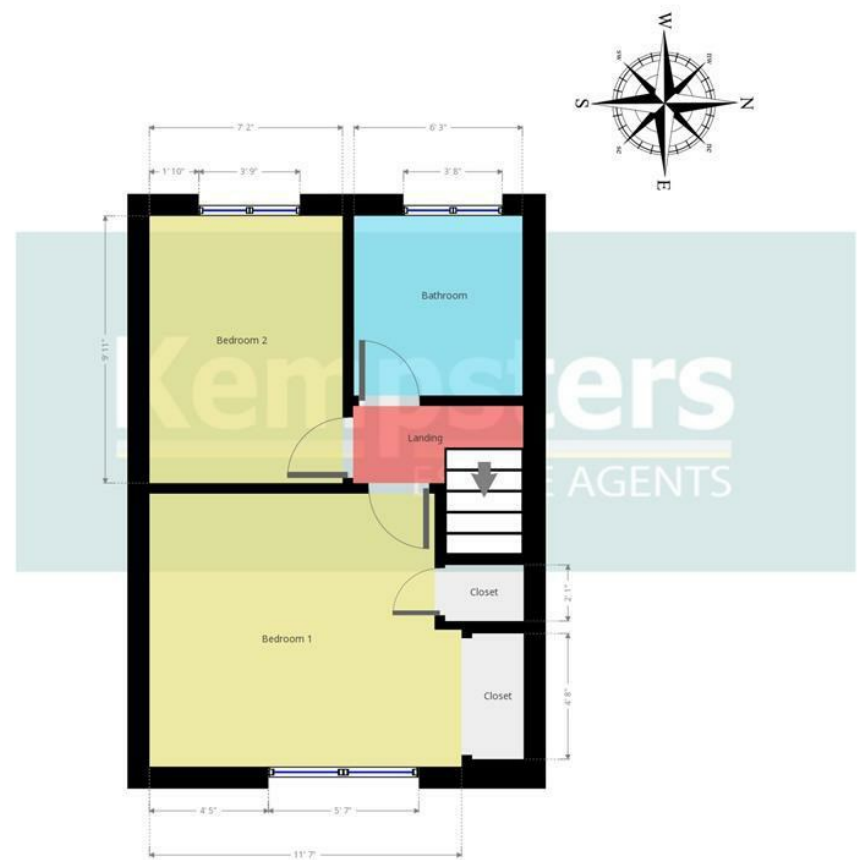








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**Energy Efficiency Rating**

Rating	Current	Theoretical
Very energy efficient - lower running costs		
(92-94) A		
(81-81) B		
(69-69) C		
(55-65) D		
(39-54) E		
(21-26) F		
(1-10) G		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>e) Rating**

Rating	Current	Theoretical
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-94) A		
(81-81) B		
(69-69) C		
(55-65) D		
(39-54) E		
(21-26) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive 2002/91/EC