



Kempsters
ESTATE AGENTS

32 Mary Rose Close
Chafford Hundred Grays RM16 6LY

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Asking price
£525,000

This well presented four bedroomed detached house is situated in a great location within a few moments walk of Harris Academy School and Chafford Hundred station. Features include a bright lounge, dining room, lovely fitted kitchen with integrated appliances, en suite to bedroom one, sunny south facing rear garden, attached double garage plus four parking spaces.



- Lounge 18'8 x 10'4
- Dining Room 10'9 x 8'3
- Lovely Fitted Kitchen 14'1 x 10' With Integrated Appliances
- Ground Floor Cloakroom
- En Suite To Bedroom One
- Family Bathroom
- Sunny South Facing Rear Garden
- Attached Double Garage 17'1 x 16'4 Plus Four Parking Spaces
- Garage Is Currently Split Into An L-Shaped Games Room And Separate Storage Area
- Great Location Close To Harris Academy School And Chafford Hundred Station

ENTRANCE HALL

Two double glazed windows to sides, coved and textured ceiling, access to first floor, radiator, under stairs storage area, power points, tiled floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to rear, textured ceiling, suite comprising wash hand basin and low flush toilet, heated towel rail, tiled floor.

LOUNGE

18'8 x 10'4 (5.69m x 3.15m)

Double glazed window to front, double glazed patio doors lead to rear garden, coved and textured ceiling, feature fireplace with inset pebble effect fire, radiator, power points, laminate floor.

DINING ROOM

10'9 x 8'3 (3.28m x 2.51m)

Double glazed window to front, coved and textured ceiling, radiator, power points, tiled floor.

KITCHEN

14'1 x 10' (4.29m x 3.05m)

Double glazed window and half double glazed door lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, matching island unit with breakfast bar, inset single drainer sink unit, integrated oven, microwave combi, induction hob, fridge/freezer, washing machine and dishwasher, partly tiled walls, power points, tiled floor.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM ONE

9'11<11'2 x 9'4 (3.02m<3.40m x 2.84m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to front, textured ceiling, extractor fan, suite comprising shower cubicle, wash hand basin and low flush toilet, tiled walls, heated towel rail, extractor fan, tiled floor.

BEDROOM TWO

10'7 x 9'4 (3.23m x 2.84m)

Double glazed window to front, coved and textured ceiling, built-in wardrobe, radiator, power points, fitted carpet.



BEDROOM THREE

10'4 x 8'11 reducing to 7'8 (3.15m x 2.72m reducing to 2.34m)

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

BEDROOM FOUR

9' x 7'1<10'5 (2.74m x 2.16m<3.18m)

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, pedestal wash hand basin and low flush toilet, heated towel rail, tiled floor.

SOUTH FACING REAR GARDEN

Large decking area, steps to lawn decorative slate borders, mature shrubs and trees, summer house, outside power points, outside tap, gate to green area at side of property.

FRONT GARDEN

Brick paved providing off road parking for up to four vehicles.

GARAGE

17'1 x 16'4 (5.18m'0.30m x 4.88m'1.22m)

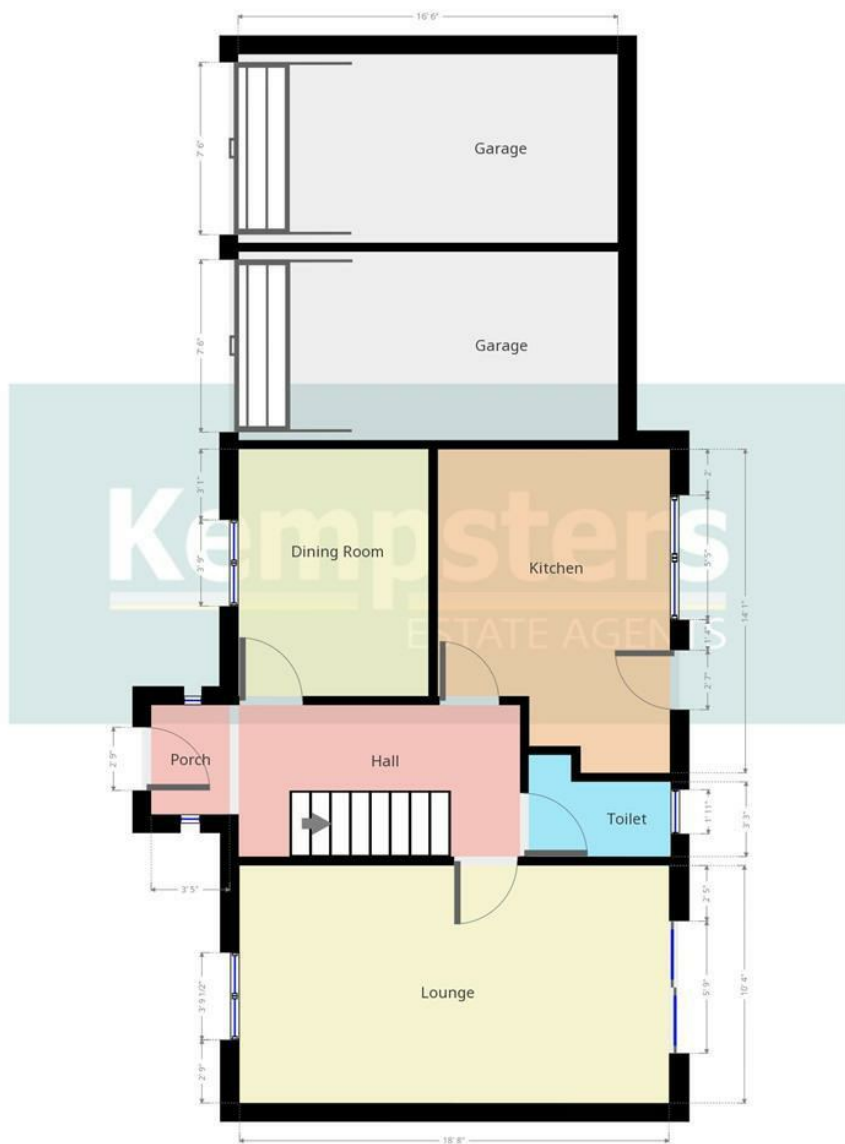
Currently split into a storage area and large L-shaped games room but offers tremendous flexibility in terms of potential uses.



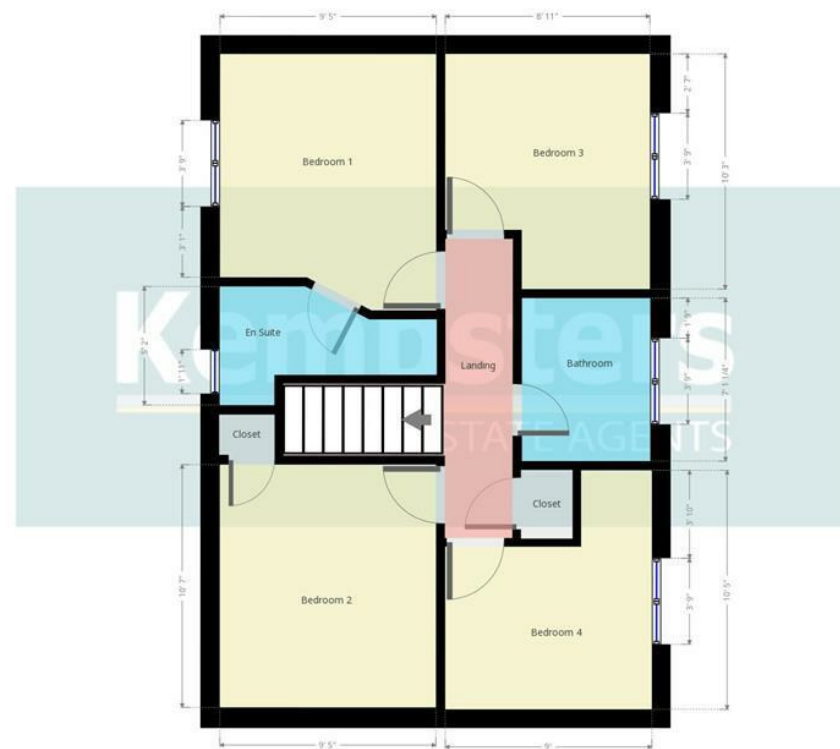








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This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (61-81) B (40-60) C (35-40) D (29-34) E (21-26) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (40-60) C (35-40) D (29-34) E (21-26) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	