



Kempsters
ESTATE AGENTS

26 Felipe Road
Chafford Hundred Grays RM16 6NE

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Asking price
£535,000

This lovely four bedroomed detached house is situated in one of the most desirable roads in Chafford Hundred and lies within the catchment of Harris Academy. Features include a spacious lounge, dining room which flows into the conservatory, fitted kitchen/breakfast room, utility, en suites to two bedrooms, approx 35' rear garden plus off road parking for three vehicles.

- Lounge 19'2 x 11'1
- Dining Room 12' x 10'4
- Fitted Kitchen/Breakfast Room 13'5 x 13'3
- Utility Room 9'2 x 8'
- Conservatory 15'3 x 9'10
- En Suites To Bedrooms One And Two
- Stylish Bathroom
- Rear Garden Approx 35'
- Off Road Parking For Three Vehicles



ENTRANCE HALL

Coved and textured ceiling, access to first floor, two radiators, power point, tiled floor.

GROUND FLOOR CLOAKROOM

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

LOUNGE

19'2 x 11'1 (5.79m'0.61m x 3.35m'0.30m)

Double glazed bay window to front, coved and textured ceiling with inset spotlights, feature fireplace, radiator, power points, wood flooring.

DINING ROOM

12m's x 10'4 (3.66m'm's x 3.05m'1.22m)

Open plan through to conservatory, coved and textured ceiling, radiator, power points, tiled floor.

CONSERVATORY

15'3 x 9'10 (4.57m'0.91m x 2.74m'3.05m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, radiator, power points, tiled floor.

KITCHEN/BREAKFAST ROOM

13'5 x 13'3 (3.96m'1.52m x 3.96m'0.91m)

Double glazed window to rear, door to side, textured ceiling with inset spotlights, range of base and eye level units with rolled edge work surfaces, inset sink unit, integrated double oven, hob and extractor, space for large fridge/freezer, part tiling to three walls, wall mounted gas central heating boiler, radiator, power points, tiled floor.



UTILITY ROOM (FORMERLY PART OF THE GARAGE)

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

Opaque double glazed window to side, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, ample appliance spaces, large built-in storage cupboard, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Opaque double glazed window to side, coved and textured ceiling, access to loft space, built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM ONE

15'2 x 11' (plus wardrobes) (4.57m'0.61m x 3.35m' (plus wardrobes))

Three double glazed windows to front, coved and textured ceiling, two built-in double wardrobes, radiator, power points, laminate floor.

EN SUITE

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



BEDROOM TWO

10'11 (plus wardrobes) x 8'6 (3.05m'3.35m (plus wardrobes) x 2.44m'1.83m)

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

EN SUITE

Opaque double glazed window to side, textured ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

BEDROOM THREE

10'6 x 8'5 (3.05m'1.83m x 2.44m'1.52m)

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

BEDROOM FOUR

10'4 x 6'9 (3.05m'1.22m x 1.83m'2.74m)

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

BATHROOM

Opaque double glazed window to side, textured ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, shaver point, heated towel rail, tiling to three walls, tiled floor.

REAR GARDEN

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

Large decking area with inset artificial lawn area, storage shed, outside tap. Side access leads to:

FRONT GARDEN

Brick paved providing off road parking for three vehicles, artificial grass border.

INTEGRAL GARAGE

With large storage area. The remainder has been converted to the utility room.













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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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