



Kempsters
ESTATE AGENTS

11 San Luis Drive,
Chafford Hundred Grays RM16 6LP

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Offers in excess of
£535,000

This imposing 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 bright lounge, sitting room, spacious kitchen/breakfast room, en suite to bedroom one, secluded rear garden approx 65' wide plus double garage and further off road parking for two vehicles.



- Lounge 17'7 x 11'5
- Sitting Room 14'10 x 8'6
- Fitted Kitchen/Breakfast Room
- Utility Room 7'8 x 5'6
- Bedroom One 12'6 x 10'4 With En Suite
- Bedroom Two 11'5 x 9'7
- Bedroom Three 11'5 x 7'2<10'7
- Bedroom Four 9'3 x 8'7
- Secluded Rear Garden Approx 65' Wide
- Double Garage Plus Off Road Parking For Two Vehicles

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, wood flooring.

GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, extractor fan, suite comprising pedestal wash hand basin and low flush toilet, partly tiled walls, radiator.

LOUNGE

17'7 x 11'5 (5.18m'2.13m x 3.35m'1.52m)

Double glazed windows to front and side, coved and smooth plastered ceiling, feature fireplace with inset coal effect fire, two radiators, power points, wood flooring.

SITTING ROOM

14'10 x 8'6 (4.27m'3.05m x 2.44m'1.83m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, wood flooring.

KITCHEN/BREAKFAST ROOM

23'9 x 13'6 reducing to 6'10 (7.01m'2.74m x 3.96m'1.83m reducing to 1.83m'3.05m)

Double glazed window and double glazed patio doors lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, concealed extractor, fridge/freezer and dishwasher, part tiling to three walls, two radiators, power points, tiled floor.

UTILITY ROOM

7'8 x 5'6 (2.13m'2.44m x 1.52m'1.83m)

Half double glazed door to side, double glazed window to rear, smooth plastered ceiling, extractor fan, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for washing machine and tumble dryer, concealed gas central heating boiler, partly tiled walls, power points, tiled floor.



FIRST FLOOR LANDING

Double glazed window to front, coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, power points, fitted carpet.

BEDROOM ONE

12'6 x 10'4 (3.66m'1.83m x 3.05m'1.22m)

Double glazed window to front, smooth plastered ceiling, built-in triple wardrobe, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, extractor fan, radiator, tiled floor.

BEDROOM TWO

11'5 x 9'7 (3.35m'1.52m x 2.74m'2.13m)

Double glazed window to rear, smooth plastered ceiling, built-in double wardrobe, radiator, power points, fitted carpet.



BEDROOM THREE

11'5 x 7'2<10'7 (3.35m'1.52m x 2.13m'0.61m<3.05m'2.13m)

Double glazed window to rear, smooth plastered ceiling, fitted double wardrobe with matching chest of drawer unit, radiator, power points, fitted carpet.

BEDROOM FOUR

9'3 x 8'7 (2.74m'0.91m x 2.44m'2.13m)

Double glazed window to front, smooth plastered ceiling, built-in wardrobe, radiator, power points, fitted carpet.

FAMILY BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, radiator, tiling to bath area, extractor fan, vinyl flooring.

SECLUDED REAR GARDEN

in excess of 65' wide (in excess of 19.81m' wide)

Immediate patio area, lawn with shrub borders, raised decking area, outside lighting. Personal door to:

DOUBLE WIDTH GARAGE

With power and light. Driveway in front providing off road parking for two vehicles.

FRONT GARDEN

Decorative stone beds with shrubs and conifers.













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