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39 Felipe Road
Chafford Hundred Grays RM16 6NE

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Asking price
£535,000

This spacious 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, dining room, fitted kitchen, orangery, study, utility room, en suite to bedroom one, sunny west facing rear garden approx 48' x 30' plus off road parking for two vehicles.

- Lounge 15' x 11'8<14'
- Dining Room 13'7 x 8'8
- Fitted Kitchen 15'6 x 8'7
- Orangery 12'4 x 11'8
- Study & Utility Room
- En Suite To Bedroom One
- Bathroom With Jacuzzi Style Bath
- West Facing Rear Garden Approx 48' x 30'
- Off Road Parking For Two Vehicles
- Solar Panels

ENTRANCE PORCH
Laminate floor. Door with opaque double glazed insert and opaque double glazed side window to:

ENTRANCE HALL
Coved and textured ceiling, access to first floor, under stairs storage cupboard, radiator, power points, wood flooring.

GROUND FLOOR CLOAKROOM
Extractor fan, suite comprising wash hand basin and low flush toilet, radiator, tiled floor.

LOUNGE
15' x 11'8<14' (4.57m' x 3.35m'2.44m<4.27m')
Double glazed windows and double glazed French doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, two radiators, air conditioning unit, power points, wood flooring.

DINING ROOM
13'7 x 8'8 (3.96m'2.13m x 2.44m'2.44m)
Double glazed square bay window to front, coved and textured ceiling, radiator, power points, wood flooring.

KITCHEN
15'6 x 8'7 (4.57m'1.83m x 2.44m'2.13m)
Double glazed window and half double glazed door lead through to orangery, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset double bowl sink unit, integrated double oven, hob, canopy with extractor and dishwasher, space for large fridge/freezer, radiator, power points, tiled floor.

ORANGERY
12'4 x 11'8 (3.66m'1.22m x 3.35m'2.44m)
Double glazed windows to rear and side, double glazed French doors lead to rear garden, radiator, power points, tiled floor.

STUDY
8' x 7'5 (2.44m' x 2.13m'1.52m)
Double glazed window to front, coved and smooth plastered ceiling, radiator, power points.

UTILITY ROOM
8' x 7'5 (2.44m' x 2.13m'1.52m)
Smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, power points.

FIRST FLOOR LANDING
Textured ceiling with inset spotlights, access to loft space, built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM ONE
11'5<15'6 x 10'6 (3.35m'1.52m<4.57m'1.83m x 3.05m'1.83m)
Two double glazed windows to front, textured ceiling with inset spotlights, two built-in double wardrobes, two fitted storage cupboards, radiator, power points, laminate floor.

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EN SUITE
Opaque double glazed window to front, textured 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
13'8 x 8'5 (3.96m'2.44m x 2.44m'1.52m)
Double glazed window to rear, textured ceiling with inset spotlights, built-in double wardrobe, radiator, power points, laminate floor.

BEDROOM THREE
9'9 x 8'7 (2.74m'2.74m x 2.44m'2.13m)
Double glazed window to rear, coved and textured ceiling, built-in double wardrobe, radiator, power points, laminate floor.

BEDROOM FOUR
9'10 x 6'8 (2.74m'3.05m x 1.83m'2.44m)
Double glazed window to rear, textured ceiling, radiator, power points, laminate floor.

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

REAR GARDEN
in excess of 48' x in excess of 30' (in excess of 14.63m' x in excess of 9.14m')
Large patio area, remainder laid to lawn with shrub and tree borders. Side access leads to:

FRONT GARDEN
Tarmac driveway providing off road parking for two vehicles, artificial lawn area with shrub border.

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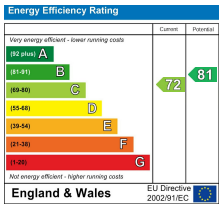

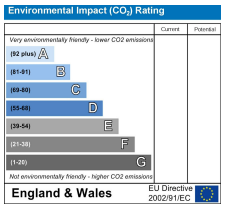

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