



**Kempsters**  
ESTATE AGENTS

10 Triumph Close  
Chafford Hundred Grays RM16 6RQ

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Asking price  
**£500,000**



**This outstanding four bedroomed detached house has been maintained to the highest of standards throughout. The property is situated in a great location close to local schools, Chafford Hundred Station and Lakeside Shopping Centre.**



- Lounge 16'8 x 13'10
- Lovely Fitted Kitchen 10'9 x 7'9
- Conservatory 14'7 x 7'10
- Bedroom One 12'2 x 8'11 With Dressing Area And Shower Room
- Bedroom Two 10'9 x 8'6 With En Suite
- Bedroom Three 10'9 x 6'11<8'1
- Bedroom Four 8'10 x 6'9
- Stylish Bathroom
- South Facing L-Shaped Garden Approx 37' Wide x 60' At Deepest Point
- Attached Garage Plus Off Road Parking For Two Vehicles





### ENTRANCE HALL

Textured ceiling, access to first floor, radiator, laminate floor.

### GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, suite comprising vanity unit with inset wash hand basin and low flush toilet, heated towel rail, laminate floor.

### KITCHEN

10'9 x 7'9 (3.05m'2.74m x 2.13m'2.74m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave, hob, canopy with extractor and slimline dishwasher, space for washing machine and fridge/freezer, power points, laminate floor.

### LOUNGE

16'8 x 13'10 (4.88m'2.44m x 3.96m'3.05m)

Double glazed window and double glazed patio doors lead to conservatory, textured ceiling, built-in under stairs storage cupboard, further range of built-in storage cupboards, two radiators, power points, laminate floor.

### CONSERVATORY

14'7 x 7'10 (4.27m'2.13m x 2.13m'3.05m)

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

### FIRST FLOOR LANDING

Textured ceiling, access to second floor, built-in storage cupboard, power point, laminate floor.

### BEDROOM TWO

10'9 (into wardrobes) x 8'6 (3.05m'2.74m (into wardrobes) x 2.44m'1.83m)

Two double glazed windows to front, textured ceiling, radiator, power points, laminate floor.



### EN SUITE

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

### BEDROOM THREE

10'9 x 6'11<8'1 (3.05m'2.74m x 1.83m'3.35m<2.44m'0.30m)

Double glazed window to rear, textured ceiling, fitted double wardrobe, radiator, power points, laminate floor.

### BEDROOM FOUR

8'10 x 6'9 (2.44m'3.05m x 1.83m'2.74m)

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

### BATHROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, laminate floor.







## SECOND FLOOR LANDING

Smooth plastered ceiling with inset spotlights, full width built-in wardrobe with ample hanging space, laminate floor.

## BEDROOM ONE

12'2 x 8'11 (3.66m'0.61m x 2.44m'3.35m)

Double glazed window to rear, double glazed 'Velux' style window to side, smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.

## SHOWER ROOM

Double glazed 'Velux' style window to side, smooth plastered ceiling with inset spotlights, built-in storage cupboard, further built-in eaves storage cupboard, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, shaver point, laminate floor.

## L-SHAPED SOUTH FACING GARDEN

in excess of 37' wide x in excess of 60' at deepes (in excess of 11.28m' wide x in excess of 18.29m' a)

Large patio area, decorative slate bed, neatly laid lawn, raised flower and shrub bed, personal door to garage.

## FRONT GARDEN

Laid with decorative stone. Tarmac driveway providing off road parking for two vehicles and leading to:

## ATTACHED GARAGE

With power and light.



















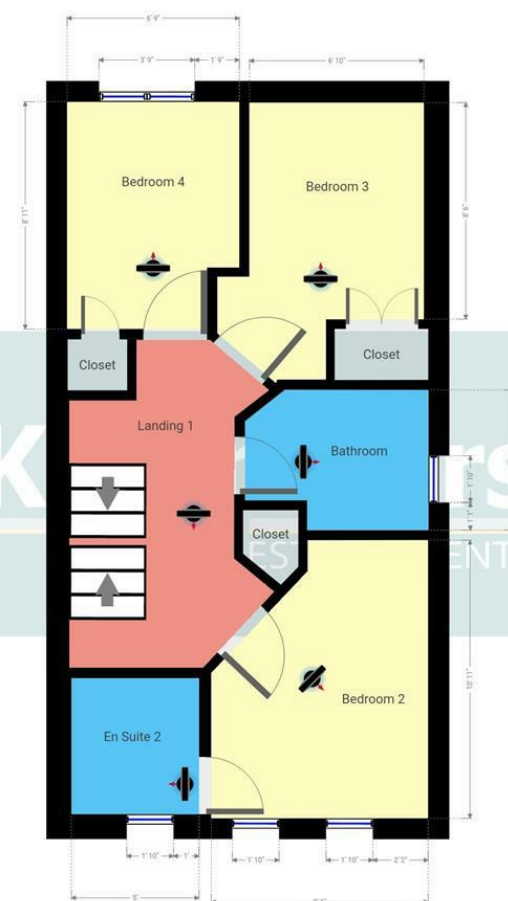




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Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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