



Kempsters

**Kempsters**  
ESTATE AGENTS

19 San Juan Drive  
Chafford Hundred Grays RM16 6LQ

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Guide price  
**£650,000**



**Guide Price: £650,000-£675,000.** This imposing four bedroomed detached house offers spacious accommodation over three floors and is situated in a sought after location close to local schools, Lakeside Shopping Centre and Chafford Hundred station. The property requires a degree of modernisation and is offered with no onward chain.



- Lounge 17'6 x 11'2
- Sitting Room 14'9 x 8'5
- Fitted Kitchen/Breakfast Room 24' x 13'8>8'8
- Utility Room
- Bedroom One With Dressing Room And En Suite
- Bedroom Two With Own Shower Room
- Rear Garden Approx 35' x 45'
- Double Garage Plus Off Road Parking For Four Vehicles
- Some Modernisation Required
- No Onward Chain





### ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, tiled floor.

### GROUND FLOOR CLOAKROOM

Suite comprising pedestal wash hand basin and low flush toilet, partly tiled walls.

### LOUNGE

17'6" x 11'2" (5.18m'1.83m x 3.35m'0.61m)

Double glazed window, coved and textured ceiling, feature fireplace, radiator, fitted carpet.

### DINING/SITTING ROOM

14'9" x 8'5" (4.27m'2.74m x 2.44m'1.52m)

Double glazed window, coved and textured ceiling (in need of repair), radiator, fitted carpet.

### KITCHEN/BREAKFAST ROOM

24' x 13'8" reducing to 8'8" (7.32m' x 3.96m'2.44m reducing to 2.44m'2.44m)

Double glazed window and double glazed French doors lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and concealed extractor, two radiators, tiled floor.

### UTILITY ROOM

7'8" x 4'7" (2.13m'2.44m x 1.22m'2.13m)

Double glazed window and half double glazed door, work surface with appliance spaces beneath, eye level cupboard, partly tiled walls, tiled floor.

### FIRST FLOOR LANDING

Double glazed window, textured ceiling, access to second floor, radiator, fitted carpet.

### BEDROOM ONE

12'6" x 11'4" (3.66m'1.83m x 3.35m'1.22m)

Double glazed window, textured ceiling, radiator, fitted carpet.



### DRESSING ROOM

9'2" x 6'7" (2.74m'0.61m x 1.83m'2.13m)

Textured ceiling, fitted carpet.

### EN SUITE

Opaque double glazed window, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet.

### BEDROOM THREE

11'5" x 9'9" (3.35m'1.52m x 2.74m'2.74m)

Double glazed window, textured ceiling, radiator, fitted carpet.

### BEDROOM FOUR

9'3" x 8'6" (2.74m'0.91m x 2.44m'1.83m)

Double glazed window, textured ceiling, radiator, fitted carpet.

### FAMILY BATHROOM

9'5" x 7'8" (2.74m'1.52m x 2.13m'2.44m)

Opaque double glazed window, textured ceiling, extractor fan, suite comprising bath, pedestal wash hand basin, low flush toilet and shower cubicle, vinyl flooring.







## SECOND FLOOR LANDING

Double glazed 'Velux' style window, textured ceiling, fitted carpet.

## BEDROOM TWO

16'9 x 12'6 (4.88m'2.74m x 3.66m'1.83m)

Two double glazed windows, textured ceiling, eaves storage cupboard, radiator, fitted carpet.

## SHOWER ROOM

Opaque double glazed window, textured ceiling, extractor fan, suite comprising shower cubicle, wash hand basin and low flush toilet, radiator.

## REAR GARDEN

in excess of 35' x in excess of 45' (in excess of 10.67m' x in excess of 13.72m')

Laid with brick paving and patio. Personal door to:

## DOUBLE GARAGE

With power and light. Approached via own driveway providing off road parking for four vehicles.

## FRONT GARDEN

Brick paved.























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