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25 Camden Road
Chafford Hundred Grays RM16 6PY

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Offers in excess of
£550,000

This outstanding four bedroomed detached house is situated in a popular location within a few minutes walk of Tudor Court Primary School. Features include a bright lounge, lovely fitted kitchen/diner, utility room, en suites to bedrooms one and two, family bathroom, low maintenance rear garden 42' x 35' plus integral garage and off road parking for two vehicles.

- Lounge 15'11 x 11'1
- Lovely Fitted Kitchen/Diner 21' x 8'10
- Utility Room 8'1 x 6'5
- En Suite To Bedroom One
- En Suite Shower Room/Dressing Room To Bedroom Two
- Family Bathroom
- Low Maintenance Rear Garden 42' x 35'
- Integral Garage 17'4 x 9'1
- Driveway providing Off Road Parking For Two Vehicles
- Great Location



ENTRANCE HALL

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

GROUND FLOOR CLOAKROOM

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

LOUNGE

15'11 x 11'1 (4.57m'3.35m x 3.35m'0.30m)

Double glazed windows to front and side, coved and smooth plastered ceiling, radiator, power points, laminate floor. Bi-folding doors lead to:

KITCHEN/DINER

21' x 8'10 (6.40m' x 2.44m'3.05m)

Double glazed window and double glazed French doors lead to rear garden, coved and smooth plastered 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 fridge, two radiators, power points, laminate floor.

UTILITY ROOM

8'1 x 6'5 (2.44m'0.30m x 1.83m'1.52m)

Half double glazed door leads to rear garden, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated freezer, space for washing machine, wall mounted gas central heating boiler, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, power points, fitted carpet.



BEDROOM ONE

11'6 x 10'5 (3.35m'1.83m x 3.05m'1.52m)

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

EN SUITE

Opaque double glazed window to front, coved and 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, vinyl flooring.

BEDROOM TWO

10'6 x 9'1 (3.05m'1.83m x 2.74m'0.30m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

EN SUITE SHOWER ROOM/DRESSING ROOM

10'8 x 6'5<9'1 (3.05m'2.44m x 1.83m'1.52m<2.74m'0.30m)

Opaque double glazed window to front, coved and smooth plastered ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin, low flush toilet and bidet, built-in storage cupboard, dressing unit, radiator, power points, vinyl flooring.

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BEDROOM THREE

10'7" x 8'11" (3.05m'2.13m x 2.44m'3.35m)

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

BEDROOM FOUR

7'1" x 6'11" (2.13m'0.30m x 1.83m'3.35m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, heated towel rail, vinyl flooring.

REAR GARDEN

42' x 35' (12.80m' x 10.67m')

Immediate patio area, remainder laid with decorative stone and rockery areas, further patio area at rear, large timber shed, outside tap, outside power points, outside lighting. Side access leads to:

FRONT GARDEN

Tarmac driveway providing off road parking for two vehicles, shingle area with shrub and picket fence surround.

INTEGRAL GARAGE

17'4" x 9'1" (5.18m'1.22m x 2.74m'0.30m)

With power and light.













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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (10 plus) A		Very environmentally friendly - lower CO ₂ emissions (10 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(27-38) F		(27-38) F	
(1-26) G		(1-26) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC