



**Kempsters**

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ESTATE AGENTS

35 Felipe Road  
Chafford Hundred Grays RM16 6NE

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Asking price  
**£600,000**



**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 spacious lounge, dining room, fitted kitchen, en suite to bedroom one, stylish family bathroom, sunny west facing rear garden approx 45' plus garage and off road parking for two vehicles.**



- Within Harris Academy Catchment
- Lounge 15' x 14'10
- Dining Room 13'3 x 8'8
- Fitted Kitchen 15'4 x 8'8
- Bedroom One 11'5<15'1 x 11'5 With En Suite
- Stylish Family Bathroom
- Sunny West Facing Rear Garden Approx 45'
- Garage Plus Off Road Parking For Two Vehicles
- Walking Distance To Chafford Hundred Station And Lakeside Shopping Centre
- One Of The Most Desirable Roads In Chafford Hundred



### ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, 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 wash hand basin and low flush toilet, partly tiled walls, radiator, oak flooring.

### LOUNGE

15' x 14'10 (4.57m x 4.52m)

Double glazed windows to rear and side, double glazed French doors lead to rear garden, coved and smooth plastered ceiling, feature fireplace with inset coal effect fire, radiator, power points, fitted carpet.

### DINING ROOM

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

### KITCHEN

15'4 x 8'8 (4.67m x 2.64m)

Double glazed window and partially double glazed door lead to rear garden, coved and smooth plastered ceiling with inset spotlights, integrated double oven, hob, canopy with extractor, fridge/freezer and dishwasher, concealed space for washing machine and tumble dryer, radiator, power points, oak flooring.

### FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to first floor, built-in airing cupboard, radiator, power point, fitted carpet.

### BEDROOM ONE

11'5 x 11'5 (3.48m x 3.48m)

Two double glazed windows to front, coved and smooth plastered ceiling, two built-in double wardrobes, 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 walk-in shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, partly tiled walls, tiled floor.

### BEDROOM TWO

13'8 x 8'5 (4.17m x 2.57m)

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

### BEDROOM THREE

9'9 x 8'7 (2.97m x 2.62m)

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

### BEDROOM FOUR

9'10 x 6'8 (3.00m x 2.03m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, laminate floor.

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### BATHROOM

Opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin, matching storage cupboard and low flush toilet, heated towel rail, partly tiled walls, tiled floor.

### REAR GARDEN

in excess of 45' (in excess of 13.72m')

Immediate patio area, remainder laid to lawn with shrub and tree surround, timber shed, outside tap.

### INTEGRAL GARAGE

### FRONT GARDEN

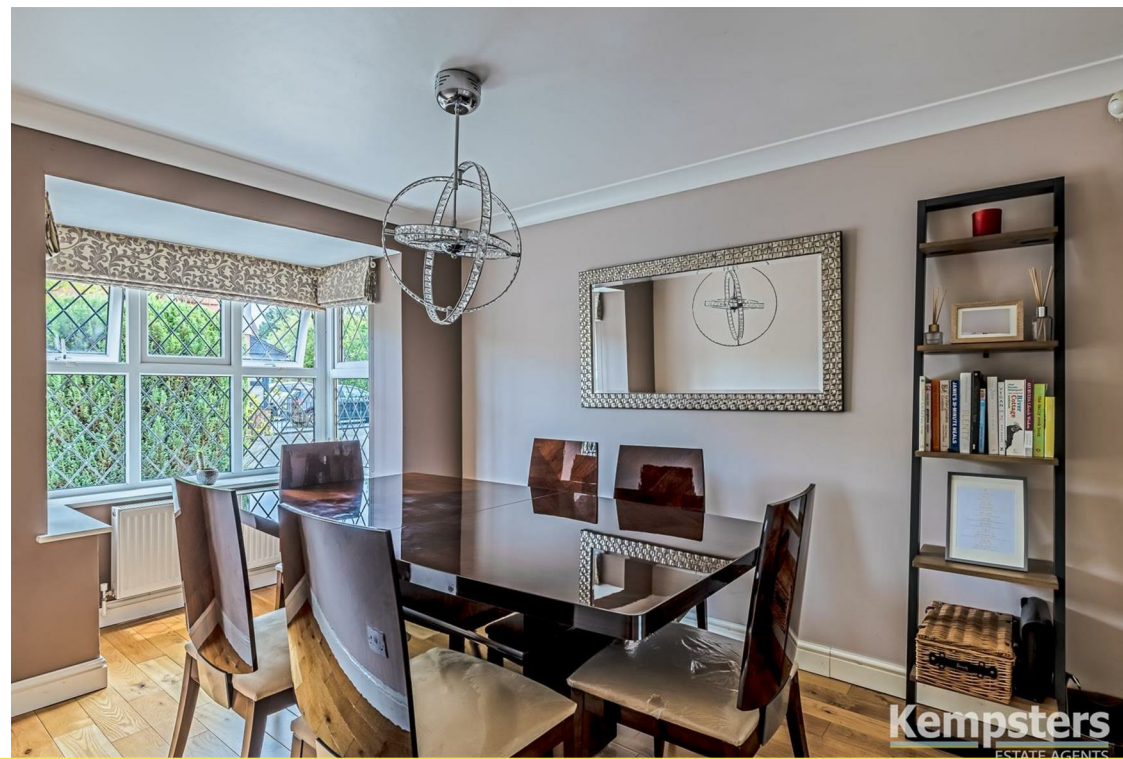
Decorative stone area with mature shrubs, conifers and trees, tarmac driveway providing off road parking for two vehicles.

### COUNCIL TAX

Band E, £2,121 per year























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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div><div><div>82 plus</div><div>A</div></div><div><div>81-81</div><div>B</div></div><div><div>69-80</div><div>C</div></div><div><div>55-68</div><div>D</div></div><div><div>39-54</div><div>E</div></div><div><div>21-38</div><div>F</div></div><div><div>1-20</div><div>G</div></div></div> <div>Not energy efficient - higher running costs</div>		<div>66</div>	<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div><div><div>82 plus</div><div>A</div></div><div><div>81-81</div><div>B</div></div><div><div>69-80</div><div>C</div></div><div><div>55-68</div><div>D</div></div><div><div>39-54</div><div>E</div></div><div><div>21-38</div><div>F</div></div><div><div>1-20</div><div>G</div></div></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>
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