



Kempsters

**Kempsters**  
ESTATE AGENTS

9 Andrea Avenue  
Chafford Hundred Grays RM16 6RD

3

2

4

Offers in the region  
**£525,000**



**Wow! This outstanding three double bedroomed detached house has been extended to create spacious and flexible accommodation throughout. The property is situated in a popular cul-de-sac location and is offered with no onward chain.**



- Spacious And Flexible Accommodation Throughout
- Three Double Bedrooms
- One En Suite And Potential For Another
- Lounge 14'7 x 12'11
- Dining/Sitting Room 10'11 x 8'5
- Fitted Kitchen 10'10 x 7'4
- Conservatory Split Into Two Separate Rooms 13'8 10'9 and 11'6 x 10'9
- Family Bathroom
- Secluded Rear Garden
- Garage And Parking





### ENTRANCE HALL

Double glazed window, textured ceiling, door to small utility area, access to first floor, wall mounted electric heater, tile effect laminate floor.

### GROUND FLOOR CLOAKROOM

Textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, laminate floor.

### SMALL COVERED UTILITY AREA

With work surface, space for fridge and tumble dryer, power points, door to garage, door to garden shed.

### LOUNGE

14'7 x 12'11 (4.27m'2.13m x 3.66m'3.35m)

Double glazed French doors lead to conservatory, coved and smooth plastered ceiling, built-in under stairs storage cupboard, feature fireplace with inset pebble effect fire, two radiators, power points, fitted carpet.

### DINING/SITTING ROOM

10'11 x 8'5 (3.05m'3.35m x 2.44m'1.52m)

Open doorway through to conservatory, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### KITCHEN

10'10 x 7'4 (3.05m'3.05m x 2.13m'1.22m)

Double glazed window to front, half opaque double glazed door to side, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and canopy with extractor, space for fridge/freezer, washing machine and dishwasher, power points, laminate floor.

### CONSERVATORY 1

13'8 x 10'9 (3.96m'2.44m x 3.05m'2.74m)

Double glazed windows to rear and side, double glazed French doors lead to rear garden, wall mounted electric heater, power points, fitted carpet. There is a stud wall separating the two conservatory areas which could easily be taken down to provide one large room.



### CONSERVATORY 2

11'6 x 10'9 (3.35m'1.83m x 3.05m'2.74m)

Double glazed windows to rear and side, double glazed French doors lead to rear garden, wall mounted electric heater, power points, fitted carpet.

### FIRST FLOOR LANDING

Two double glazed windows to front, textured ceiling, access to second floor, radiator, built-in airing cupboard housing gas central heating boiler (combi), power points, laminate floor.

### BEDROOM TWO

13'2 x 10'8 reducing to 9'3 (3.96m'0.61m x 3.05m'2.44m reducing to 2.74m'0.91m)

Double glazed window to rear, textured ceiling, fitted double wardrobe with mirror inset into one door, further built-in wardrobe, radiator, power points, fitted carpet.

### EN SUITE

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising large walk-in shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, shaver point, tiled walls, vinyl flooring.







### BEDROOM THREE

10'5 x 9'9 (3.05m'1.52m x 2.74m'2.74m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.

### BATHROOM

Opaque double glazed window to front, textured ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, tile effect laminate floor.

### SECOND FLOOR LANDING

Double glazed 'Velux' style window to front, smooth plastered ceiling with inset spotlight, laminate floor.

### BEDROOM ONE

19'6 (into wardrobes) x 10'8 reducing to 7'10

(5.79m'1.83m (into wardrobes) x 3.05m'2.44m reduc

Double glazed 'Velux' style window to front, double glazed window to rear, smooth plastered ceiling with inset spotlights, range of fitted wardrobes with matching chest of drawer unit, radiator, power points, fitted carpet.

### EN SUITE/FURTHER COT ROOM

6'10 x 4'11 (1.83m'3.05m x 1.22m'3.35m)

This room was previously an en suite and we understand the plumbing is there to reinstate it if required. Double glazed window to rear, smooth plastered ceiling with inset spotlights, fitted carpet.

### REAR GARDEN

Large decking area, remainder neatly laid to lawn with shrub borders, small vegetable plot, timber shed.

### FRONT GARDEN

Driveway providing off road parking and leading to:

### GARAGE

With power and light.

### COUNCIL TAX

Band E £2,120 per year























Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

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.

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                                     | Future |  | Current                                                         | Future |  |
| Very energy efficient - lower running costs |        |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |        |  |
| (82 plus) <b>A</b>                          |        |  | (82 plus) <b>A</b>                                              |        |  |
| (61-81) <b>B</b>                            |        |  | (61-81) <b>B</b>                                                |        |  |
| (40-60) <b>C</b>                            |        |  | (40-60) <b>C</b>                                                |        |  |
| (19-39) <b>D</b>                            |        |  | (19-39) <b>D</b>                                                |        |  |
| (9-18) <b>E</b>                             |        |  | (9-18) <b>E</b>                                                 |        |  |
| (1-8) <b>F</b>                              |        |  | (1-8) <b>F</b>                                                  |        |  |
| 0 <b>G</b>                                  |        |  | 0 <b>G</b>                                                      |        |  |
| Not energy efficient - higher running costs |        |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |        |  |
| England & Wales                             |        |  | England & Wales                                                 |        |  |
| EU Directive 2002/91/EC                     |        |  | EU Directive 2002/91/EC                                         |        |  |