



Kempsters

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ESTATE AGENTS

25 Antelope Avenue  
Chafford Hundred Grays RM16 6QT

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Offers in excess of  
**£500,000**

This lovely three bedroomed detached house has been extended to provide spacious ground floor accommodation. The property has been well maintained throughout and is situated in a convenient location within walking distance of local schools, Grays town centre and c2c train station.



- Extended
- Bright Lounge
- Dining/Sitting Room
- Fitted Kitchen
- Ground Floor Cloakroom
- Stylish Bathroom
- En Suite To Bedroom One
- Sunny West Facing Rear Garden Approx 48' x 22' max
- Garage And Parking
- Walking Distance To Local Shops, Grays Town Centre And c2c Train Station

### **ENTRANCE HALL**

Opaque double glazed window to side, coved and smooth plastered ceiling, access to first floor, under stairs storage area, large built-in cloaks cupboard, radiator, power point, tiled floor.

### **GROUND FLOOR CLOAKROOM**

Coved and smooth plastered ceiling, extractor fan, suite comprising wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

### **LOUNGE**

18'3 x 11'7 reducing to 10'3 (5.49m'0.91m x 3.35m'2.13m reducing to 3.05m'0.91m)

Double glazed square bay window to front, double glazed French doors lead to rear garden, coved and smooth plastered ceiling, two radiators, power points, fitted carpet.

### **KITCHEN**

12'6 x 8'9 (3.66m'1.83m x 2.44m'2.74m)

Double glazed window and half double glazed door 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, hob, canopy with extractor, fridge, freezer and washing machine, tiled walls, power points, tiled floor.

### **DINING/SITTING ROOM**

15' x 9'10 (4.57m' x 2.74m'3.05m)

Double glazed square bay window to front, double glazed French doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, radiator, power points, tiled floor.

### **FIRST FLOOR LANDING**

Double glazed window to front, coved and textured ceiling, access to loft space (accessed by loft ladder and housing gas combi boiler), large built-in airing cupboard, further built-in storage cupboard, power point, fitted carpet.



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### **BEDROOM ONE**

10'1<12'3 (into wardrobes) x 10'1  
(3.05m'0.30m<3.66m'0.91m (into wardrobes) x 3.05m'0)

Double glazed window to rear, textured ceiling with inset spotlights, range of fitted wardrobes, radiator, power points, fitted carpet.

### **EN SUITE**

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, vanity unit with

inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

### **BEDROOM TWO**

11' x 9'1 (3.35m' x 2.74m'0.30m)

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

### **BEDROOM THREE**

7'10 x 6'10 (2.13m'3.05m x 1.83m'3.05m)

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



## BATHROOM

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

## REAR GARDEN

48' x 22' max (14.63m' x 6.71m' max)

Brick paved patio area with matching pathway, shrub border, outside lighting, outside tap, fence and wall surround. Personal door to:

## GARAGE

17'8 x 8'2 (5.18m' x 2.44m' x 2.44m' x 0.61m)

With power and light. Further parking space next to the garage.

## SMALL FRONT GARDEN

Laid with decorative stone.

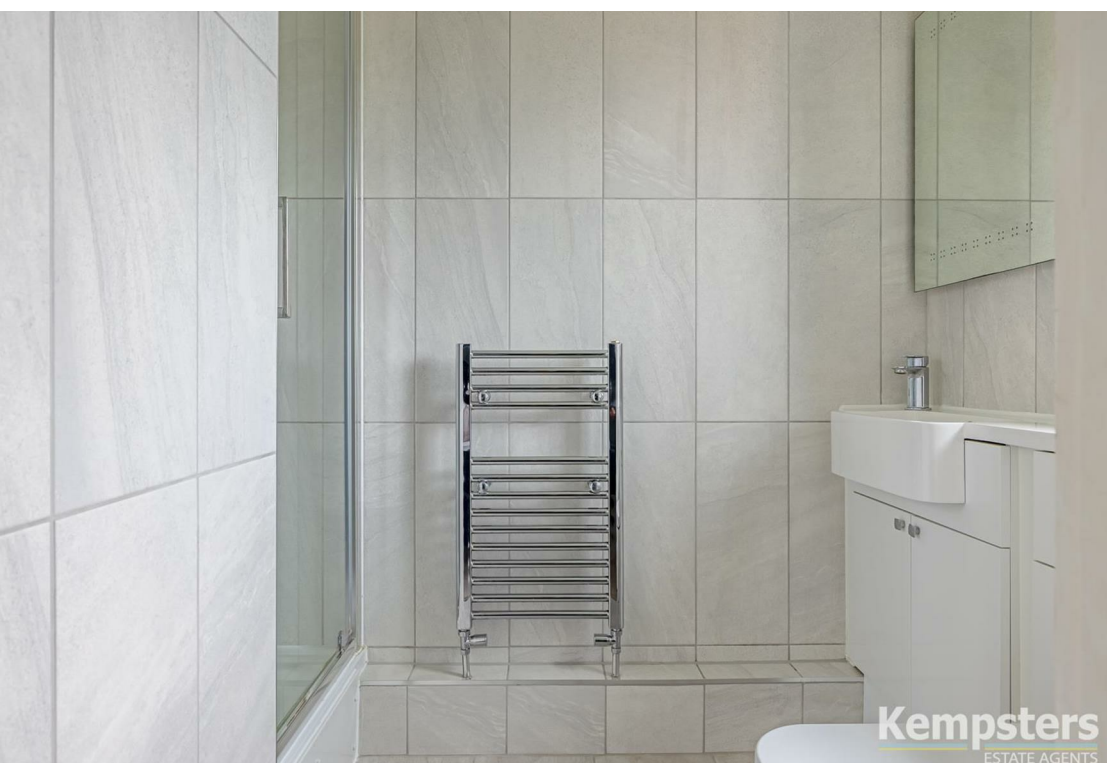
## COUNCIL TAX

Band D















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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(93 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-92) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(52-60) <b>C</b>		
(55-68) <b>D</b>			(38-51) <b>D</b>		
(39-54) <b>E</b>			(22-37) <b>E</b>		
(21-38) <b>F</b>			(9-21) <b>F</b>		
(1-20) <b>G</b>			(1-8) <b>G</b>		
All energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	