



**Kempsters**  
ESTATE AGENTS

3 Lawrence Gardens  
Tilbury RM18 8HB

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Asking price  
**£290,000**



**This lovely three bedroomed semi detached house is situated on a wide plot and offers tremendous scope for extension to the side and rear (subject to planning). The property has recently been renovated throughout and is offered with no onward chain.**



- Lounge 14'1 x 12'7
- Fitted kitchen 12'6 x 6'4
- Stylish ground floor bathroom
- First floor toilet
- Bedroom one 12'9 x 11'5
- Bedroom two 12' x 7'11
- Bedroom three 9'3 x 6'11
- Rear garden approx 65'
- Own driveway providing ample off road parking
- Tremendous scope for extension (subject to planning)

### ENTRANCE HALL

Two double glazed windows to side, smooth plastered ceiling, access to first floor, under stairs storage cupboard, radiator, power point, tiled floor.

### LOUNGE

14'1 x 12'7 (4.29m x 3.84m)

Double glazed window to front, coved and smooth plastered ceiling, fitted coal effect fire, radiator, power points, laminate floor.

### KITCHEN

12'6 x 6'4 (3.81m x 1.93m)

Double glazed window and partially double glazed door lead to rear garden, smooth plastered ceiling, extractor fan, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, free standing fridge/freezer, washing machine and dishwasher to remain, partly tiled walls, radiator, power points, tiled floor.

### BATHROOM

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

### FIRST FLOOR LANDING

Double glazed window to side, smooth plastered ceiling, access to loft space, power point, fitted carpet.

### BEDROOM ONE

12'9 x 11'5 (3.89m x 3.48m)

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

### BEDROOM TWO

12' x 7'11 (3.66m x 2.41m)

Double glazed window to rear, smooth plastered ceiling, built-in airing cupboard housing gas central heating boiler, radiator, power points, fitted carpet.



### BEDROOM THREE

9'3 x 6'11 (2.82m x 2.11m)

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

### FIRST FLOOR TOILET

Opaque double glazed window to rear, smooth plastered ceiling, low flush wc, partly tiled walls, tiled floor.

### REAR GARDEN

in excess of 65' (in excess of 19.81m)

Large patio area, lawn area with shrub borders, three mature trees, outside tap, fence surround.

### DRIVEWAY

Pebbled driveway providing off road parking for two vehicles.

### FRONT GARDEN

Laid to lawn with shrub and hedge borders.





















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