



**Kempsters**  
ESTATE AGENTS

157 Hill House Drive  
Chadwell St. Mary Grays RM16 4DS

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Asking price  
**£318,000**



**This very well presented three bedroom link detached house offers an open plan feel to the ground floor with a lovely lounge, fitted kitchen/breakfast room and conservatory. Other features include an en suite to bedroom one, sunny west facing rear garden with log cabin/office plus garage and parking.**



- Lounge area 12'8 x 10'4 max
- Fitted kitchen/breakfast room
- Conservatory 10'3 x 8'7
- Ground floor cloakroom
- Bedroom one 13'7 (into wardrobes) x 9'10 max
- En suite wet room
- Bedroom two 9'10 x 9'10
- Bedroom three 7'4 x 6'11
- Stylish bathroom
- West facing garden plus garage and parking





### ENTRANCE HALL

Coved and textured ceiling, access to first floor, under stairs storage area, power points, tiled floor.

### GROUND FLOOR CLOAKROOM

Textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush wc, extractor fan, heated towel rail, tiled floor.

### LOUNGE

12'8 x 10'4 (3.66m'2.44m x 3.05m'1.22m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, radiator, power points, tiled floor. Open plan to

### FITTED KITCHEN/BREAKFAST ROOM

17'6 x 10'4 (5.18m'1.83m x 3.05m'1.22m)

Double glazed window to rear, smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with granite work surfaces, inset single bowl sink unit, range style cooker with extractor canopy above, integrated dishwasher, washing machine and microwave, fridge/freezer, concealed gas central heating boiler, power points, tiled floor.

### CONSERVATORY

10'3 x 8'7 (3.05m'0.91m x 2.44m'2.13m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, wall mounted electric heater, power points, tiled floor.

### FIRST FLOOR LANDING

Textured ceiling, access to loft space, large built-in airing cupboard, radiator, power point, laminate floor.

### BEDROOM ONE

13'7 (into wardrobes) x 9'10 (3.96m'2.13m (into wardrobes) x 2.74m'3.05m)

Double glazed window to rear, coved and textured ceiling, two fitted double wardrobes, radiator, power points, laminate floor.

### EN SUITE

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower unit and vanity unit with inset wash hand basin, tiled walls, heated towel rail, tiled floor.



### BEDROOM TWO

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

Double glazed window to front, textured ceiling, range of fitted wardrobes to one wall, radiator, power points, laminate floor

### BEDROOM THREE

7'4 x 6'11 (2.13m'1.22m x 1.83m'3.35m)

Double glazed window to rear, textured ceiling, radiator, power points, laminate floor

### BATHROOM

Opaque double glazed window to front, textured ceiling,

extractor fan, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, partly tiled walls, radiator, tile effect laminate floor.

### SUNNY WEST FACING REAR GARDEN

in excess of 33' (in excess of 10.06m')

Brick paved with decorative slate borders, outside tap, large log cabin with power and light, rear access leads to:

### GARAGE

At rear with parking space in front.

### FRONT GARDEN

Brick paved with hedge surround.









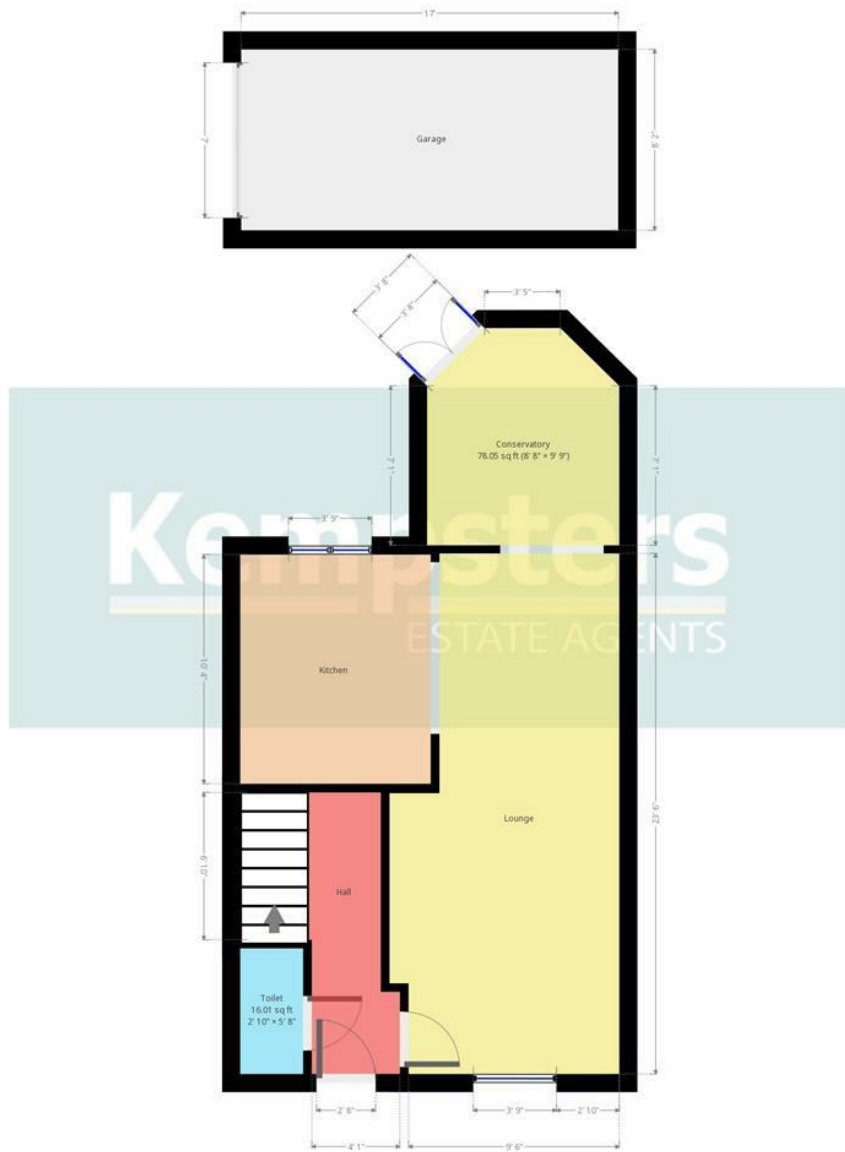




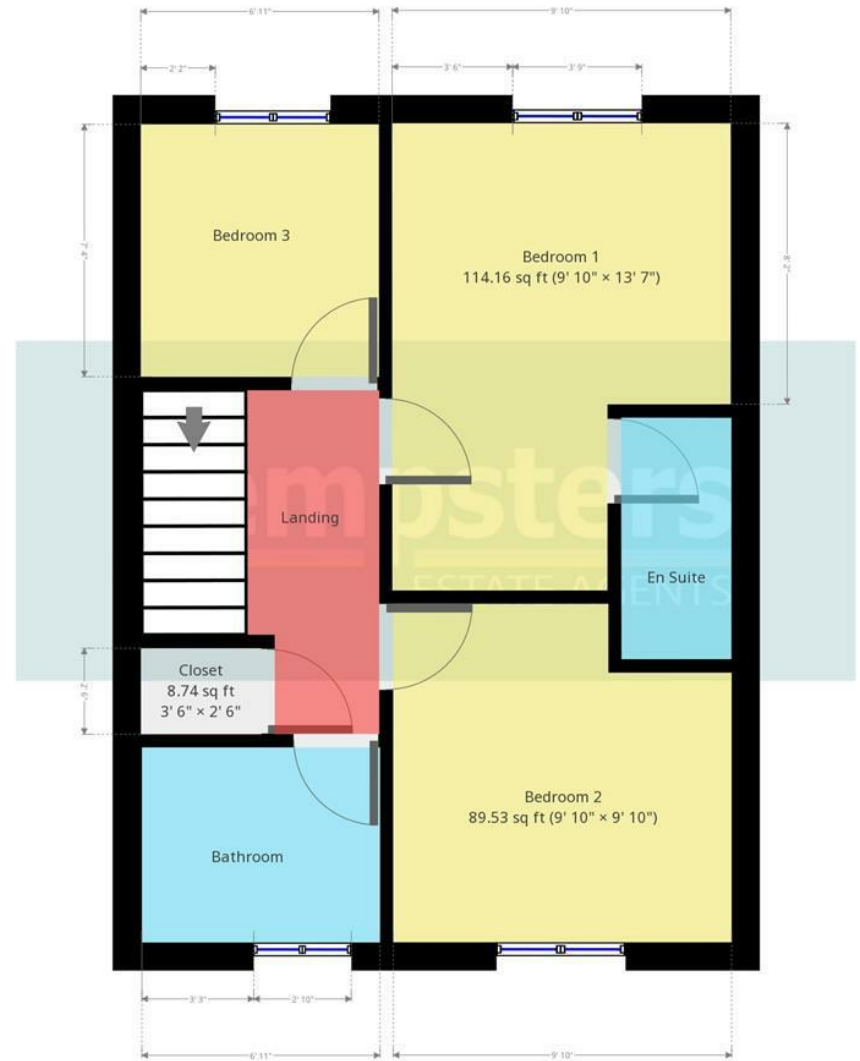








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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

