



Kempsters

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ESTATE AGENTS

30 Giffordside  
Chadwell St Mary Grays RM16 4JA

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Asking price  
**£375,000**

**This lovely three bedroomed house has been maintained to a high standard throughout and has been extended to provide spacious ground floor accommodation. Features include a spacious lounge/diner, recently fitted kitchen, stylish shower room, tiered rear garden plus integral garage and further off road parking for two vehicles.**



- Lounge/Diner 20'8 x 16'9
- Lovely Fitted Kitchen 12'6 x 9'8
- Bedroom One 14'9 x 9'2
- Bedroom Two 9'6 x 9'3 (into wardrobes)
- Bedroom Three 11'10 x 7'11
- Stylish Shower Room
- Tiered Rear Garden Approx 35'
- Integral Garage
- Driveway Providing Off Road Parking For Two Vehicles

## ENTRANCE

Double glazed door leads to:

## KITCHEN/BREAKFAST ROOM

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

Double glazed window to front, coved and smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting granite work surfaces, matching breakfast bar, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, fridge/freezer, dishwasher and washing machine, radiator, power points, tiled floor.

## LOUNGE/DINER

20'8 x 16'9 (6.10m'2.44m x 4.88m'2.74m)

Double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling, access to first floor, feature fireplace with inset coal effect fire, two radiators, power points, laminate floor.

## FIRST FLOOR LANDING

Smooth plastered ceiling, built-in airing cupboard, fitted carpet.

## BEDROOM ONE

14'9 x 9'2 (4.27m'2.74m x 2.74m'0.61m)

Double glazed window to rear, coved and smooth plastered ceiling, access to loft space (which we understand is boarded), range of fitted wardrobes to one wall, power points, laminate floor.

## BEDROOM TWO

9'6 x 9'3 (into wardrobes) (2.74m'1.83m x 2.74m'0.91m (into wardrobes))

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

## BEDROOM THREE

11'10 x 7'11 (3.35m'3.05m x 2.13m'3.35m)

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



## SHOWER ROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, 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.

## TIERED REAR GARDEN

in excess of 35' (in excess of 10.67m')

Large decking area with electric awning above, patio with matching steps to tiered area, artificial lawn areas, outside lighting, outside tap.

## FRONT GARDEN

Brick paved providing off road parking for two vehicles, ornamental and security lighting.

## INTEGRAL GARAGE

With up and over door.

## COUNCIL TAX

Band C





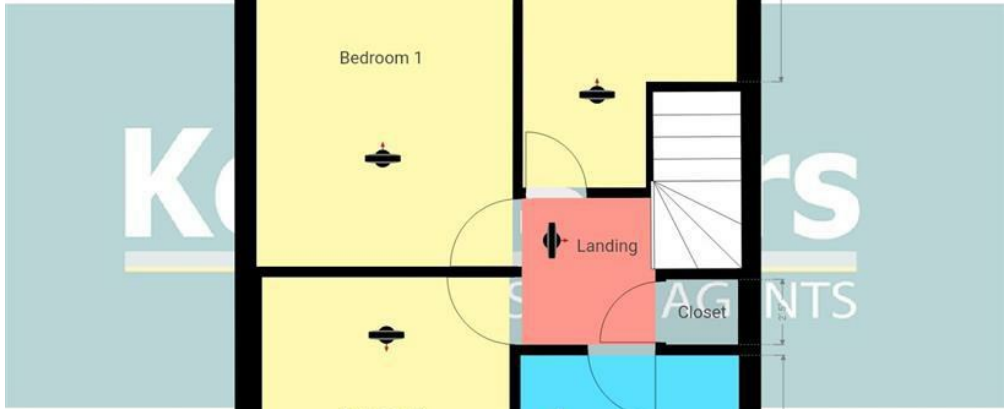
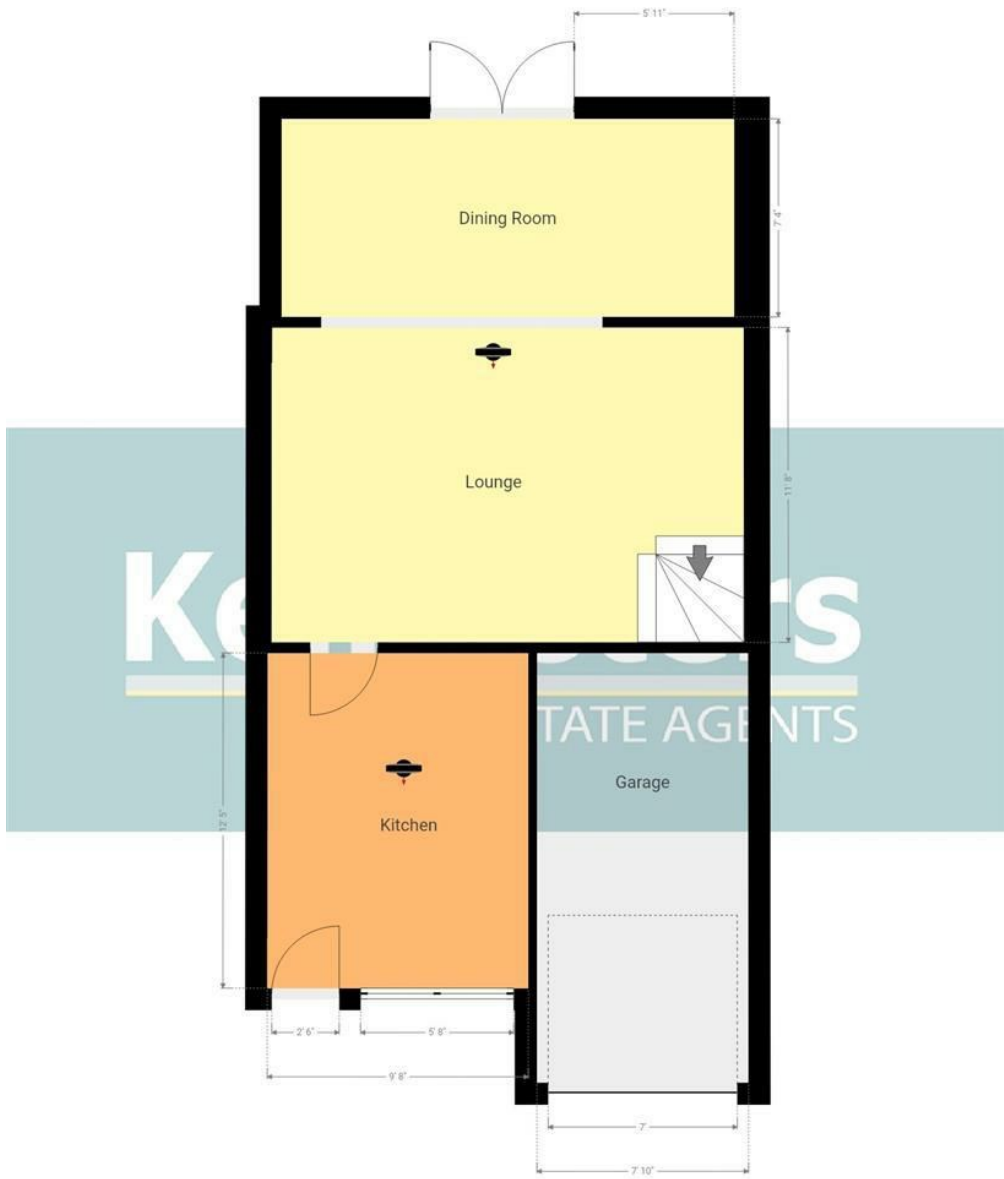












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