



Kempsters
ESTATE AGENTS

3 Hampden Road
Grays RM17 5JW

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Asking price
£275,000

This three bedroomed house is situated in a popular and convenient location just a few moments walk from Grays town centre. Features include a recently fitted extended kitchen, recently fitted shower room, lounge, dining room and approx 60' rear garden.



- Lounge 11'1 x 10'10
- Dining room 11'4 x 11'
- Recently fitted kitchen 14'3 x 8'1
- Integrated appliances
- Recently fitted shower room
- Bedroom one 14'3 x 11'3
- Bedroom two 11'5 x 8'5
- Bedroom three 8'1 x 7'10
- Rear garden approx 60'

ENTRANCE PORCH

Accessed via partially double glazed door, textured ceiling, laminate floor. Half opaque glazed door leads to:

ENTRANCE HALL

Textured ceiling, access to first floor, radiator, laminate floor.

LOUNGE

11'1 x 10'10 (3.38m x 3.30m)

Double glazed window to front, coved and textured ceiling, radiator, power points, laminate floor. open plan through to:

DINING ROOM

11'4 x 11' (3.45m x 3.35m)

Double glazed window, coved and textured ceiling, built-in under stairs storage cupboard, fireplace with inset coal effect fire, radiator, power points, laminate floor.

EXTENDED FITTED KITCHEN

14'3 x 8'1 (4.34m x 2.46m)

Double glazed window to rear, double glazed 'skylight', smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset dingle drainer sink unit, integrated oven, hob, canopy with extractor, fridge, washing machine and slimline dishwasher, space for large fridge/freezer, radiator, part tiling to two walls, power points, laminate floor.

INNER LOBBY

Half opaque double glazed door to side leading to rear garden, smooth plastered ceiling, laminate floor.

SHOWER ROOM

7'7 x 5' (2.31m x 1.52m)

Opaque double glazed window to side, smooth plastered ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush wc, wall mounted gas central heating boiler, extractor fan, tiled walls, heated towel rail, tiled floor.



FIRST FLOOR LANDING

Textured ceiling, access to loft space, fitted carpet.

BEDROOM ONE

14'3 x 11'3 (4.34m x 3.43m)

Double glazed window to front, built-in double cupboard, radiator, power points, fitted carpet.

BEDROOM TWO

11'5 x 8'5 (3.48m x 2.57m)

Double glazed window to rear, built-in storage recess, radiator, power points, fitted carpet.

BEDROOM THREE

8'1 x 7'10 (2.46m x 2.39m)

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

REAR GARDEN

in excess of 60' (in excess of 18.29m)

immediate concrete area, remainder laid to lawn with fence surround, timber shed.

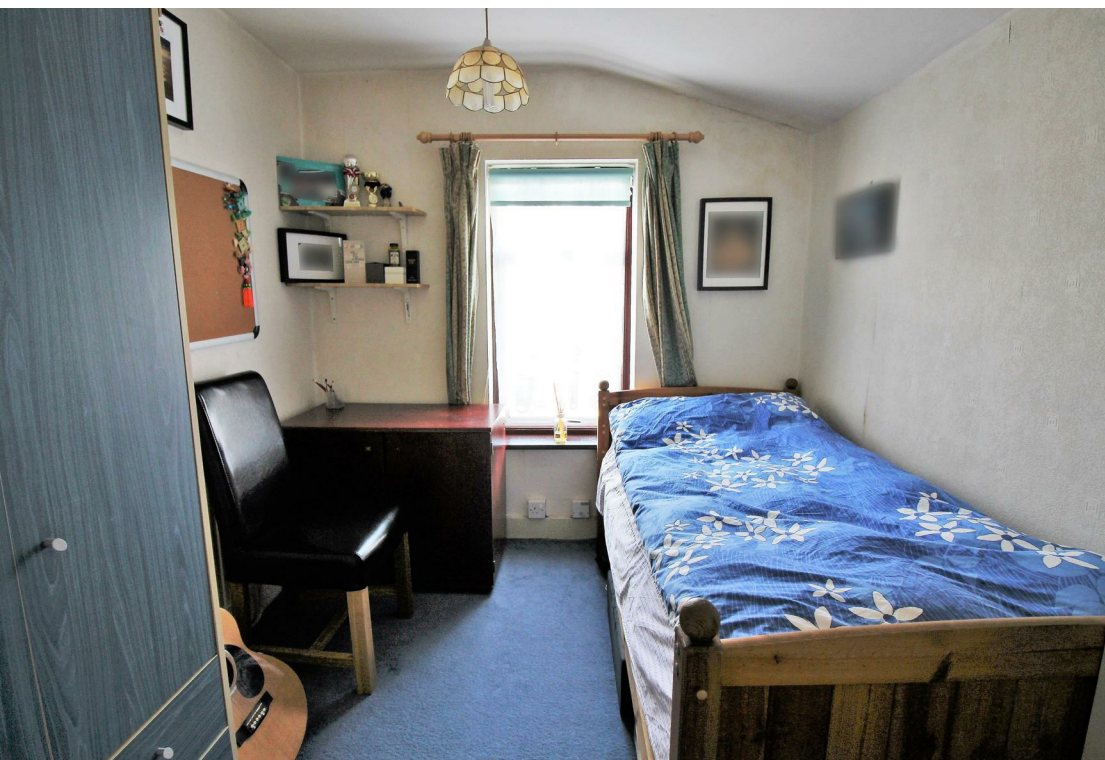
FRONT GARDEN

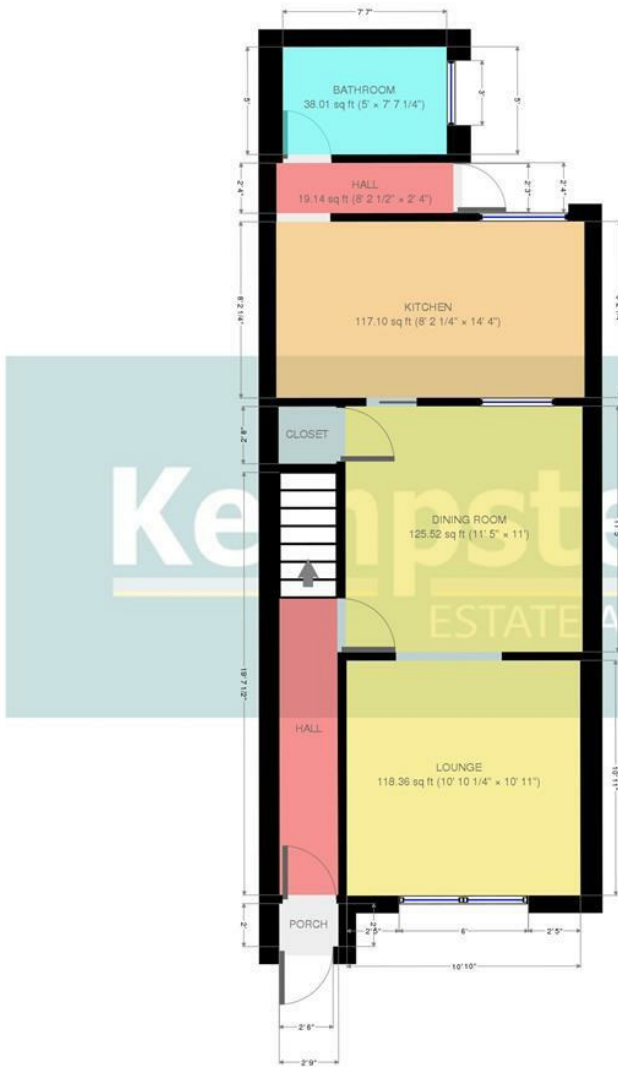
Paved with wall surround.



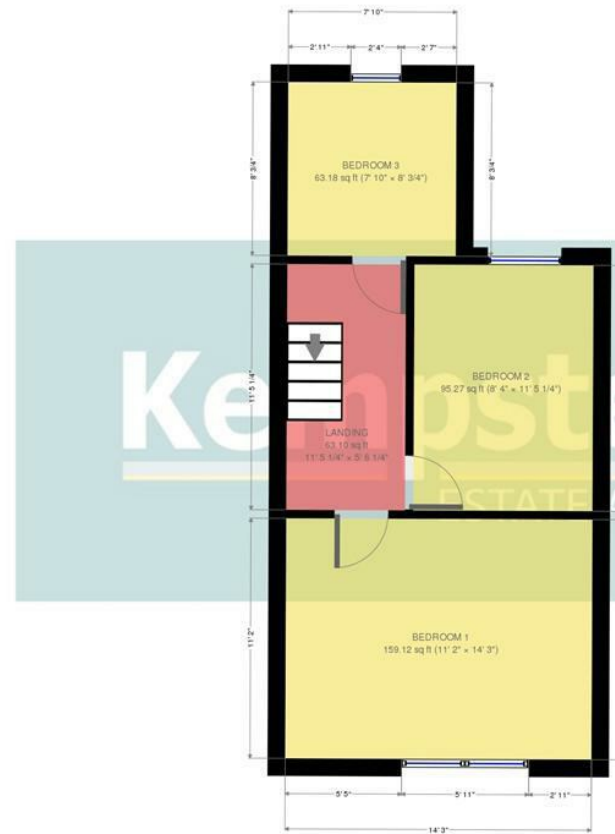








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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

