



**Kempsters**  
ESTATE AGENTS

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

3

2

1

Asking price  
**£299,950**



**This delightful three bedroom semi detached house is located in the popular Hill House Drive area of Chadwell St Mary. It has an entrance hallway leading into a large stylish fitted kitchen and breakfast area with adjacent lounge. Large rear garden with summer house and there is also a garage with a carport over the driveway..**



- Lounge 14'0 x 10'0
- Large Fitted Kitchen & Breakfast 17'1 x 10'4
- Ground Floor Cloakroom
- Bedroom One 13'3 x 9'10 with En Suite Shower
- Bedroom Two 9'10 x 9'10
- Bedroom Three 7'3 x 6'11
- Stylish Bathroom
- Single Garage and carport
- Large Summer House
- Air Conditioning for Lounge and Kitchen

### ENTRANCE HALLWAY

Double Glazed door leads into the entrance hallway which has a smooth ceiling, laminated wooden flooring, carpeted stairs to the first floor landing and access to the ground floor cloakroom and kitchen.

### GROUND FLOOR CLOAKROOM

5'2 x 2'9 (1.57m x 0.84m)

Smooth ceiling, double glazed window to front aspect, smooth painted walls with tiled splashback around stylish hand basin, low flush WC, laminated wooden floor and heated towel rail.

### FITTED KITCHEN/BREAKFAST ROOM

17'1 x 10'4 (5.21m x 3.15m)

Smooth ceiling, smooth painted walls with tiled splashbacks, double glazed window and French doors to rear garden, laminated wooden floor, a range of white gloss wall and base units with contrasting black work surface, low level LED lighting and under unit lighting, gas hob with extractor above, built in double oven, stylish sink with mixer tap, dishwasher, large American style fridge/freezer and breakfast area.

### LOUNGE

14'0 x 10'0 (4.27m x 3.05m)

Smooth ceiling with papered and painted walls, double glazed window to front aspect, laminated wooden floor, gas effect fire and air conditioning.

### FIRST FLOOR LANDING

Carpeted stairs with dado rail lead to the carpeted landing, textured ceiling, smooth painted walls, radiator, loft access and doors leading into:-

### BEDROOM ONE

13'3 x 9'10 (4.04m x 3.00m)

Textured ceiling, double glazed window to rear aspect, smooth painted and papered walls, laminated wooden floor, radiator, fitted wardrobes with sliding doors and door leading into:-

### EN SUITE SHOWER

6'6 x 3'2 (1.98m x 0.97m)

Textured ceiling with partially tiled walls, laminated wooden floor, heated towel rail, walk-in shower with glass door and hand wash basin on a pedestal.



### BEDROOM TWO

9'10 x 9'10 (3.00m x 3.00m)

Textured ceiling, double glazed window to the front aspect, papered walls, radiator and laminated wooden floor.

### BEDROOM THREE

7'3 x 6'11 (2.21m x 2.11m)

Textured ceiling, double glazed window to rear aspect, painted and papered walls and laminated wooden floor.

### BATHROOM

6'11 x 5'7 (2.11m x 1.70m)

Smooth ceiling, double glazed window to front aspect,

partially tiled and painted walls, tiled floor, corner bath with jets, stylish wash basin with cupboards and a low flush WC.

### EXTERIOR

The front garden has a pathway and a small surrounding wall. To one side there is a driveway with a carport and access to the single garage. The rear garden of approximately 60' has a large decked area with an artificial lawn and steps leading down to a large summer house. The garden also gives a rear access door leading into the single garage which is currently used as a utility and play room.









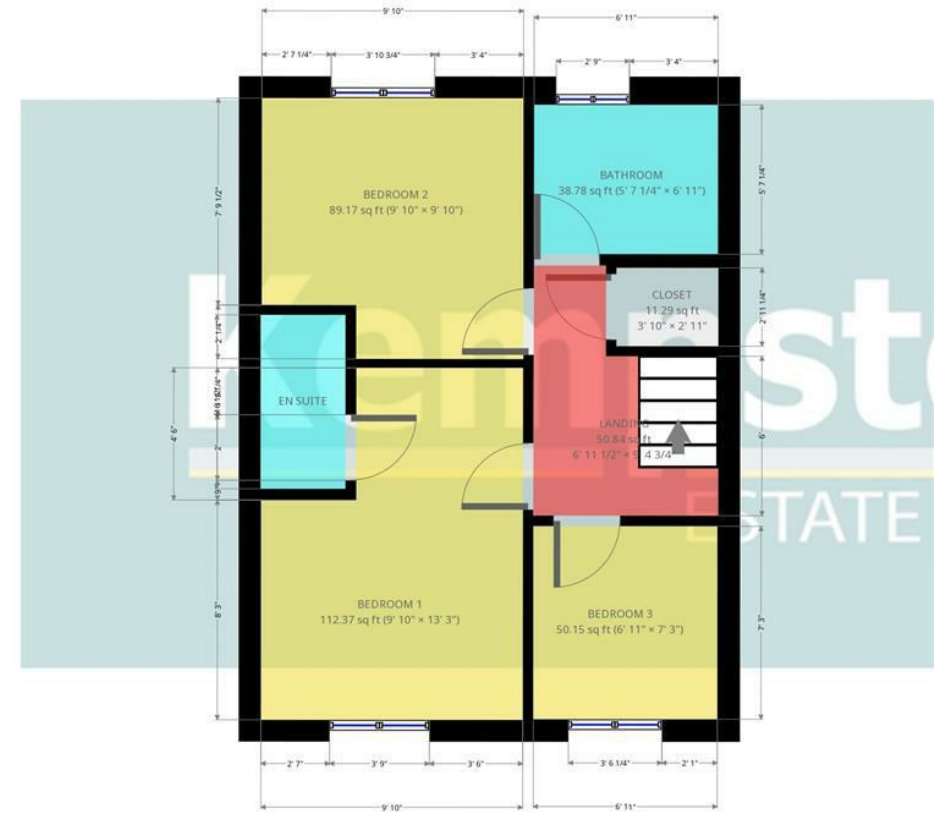












Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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

