



**Kempsters**  
ESTATE AGENTS

79 Swallow Close  
Chafford Hundred RM16 6RH

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Guide price  
**£340,000**



**GUIDE PRICE £340,000 - £350,000.** This well presented three bedroom end of terrace house is situated in a great location within a few minutes walk of Chafford Hundred station, Lakeside Shopping Centre and local schools.

Features include a spacious lounge/diner, fitted kitchen, conservatory, en suite to bedroom one, approximately 30' rear garden, two parking spaces and no onward chain.



- Lounge/diner 16'10 x 14'6>11'
- Fitted kitchen 11'9 x 7'6
- Conservatory 9'4 x 9'
- Bedroom one 11'6 x 11' with en suite
- Bedroom two 12' x 8'
- Bedroom three 9' x 6'2
- Bathroom
- Approx 30' rear garden
- Two parking spaces
- NO ONWARD CHAIN



### ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, radiator, tiled floor.

### GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising vanity unit with inset wash hand basin and low flush wc, radiator, tiled floor.

### KITCHEN

11'9 x 7'6 (3.35m'2.74m x 2.13m'1.83m)

Double glazed window to front, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor and fridge/freezer, space for washing machine and slimline dishwasher, concealed gas central heating boiler, partly tiled walls, power points, tiled floor.

### LOUNGE/DINER

16'10 x 14'6 reducing to 11' (4.88m'3.05m x 4.27m'1.83m reducing to 3.35m')

Double glazed window, double glazed patio doors lead to conservatory, coved and smooth plastered ceiling, built-in under stairs storage cupboard, two radiators, power points, wood flooring.

### CONSERVATORY

9'4 x 9' (2.74m'1.22m x 2.74m')

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, tiled floor.

### FIRST FLOOR LANDING

Double glazed window to side, smooth plastered ceiling, built-in airing cupboard, radiator, power point, fitted carpet.

### BEDROOM ONE

11'6 x 11' (3.35m'1.83m x 3.35m')

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

### EN SUITE

Opaque double glazed window to side, smooth plastered ceiling, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, radiator, shaver point, tiled floor.



### BEDROOM TWO

12' x 8' (3.66m' x 2.44m')

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

### BEDROOM THREE

9' x 6'2 (2.74m' x 1.83m'0.61m)

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

### BATHROOM

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, shaver point, tiled walls, tiled floor.

### REAR GARDEN

in excess of 30' (in excess of 9.14m')

Large decking area, remainder laid to lawn with fence surround, two sheds, side access leads to:

### FRONT GARDEN

Laid with decorative slate, hedge surround.

### PARKING

Two allocated spaces in adjacent bay.

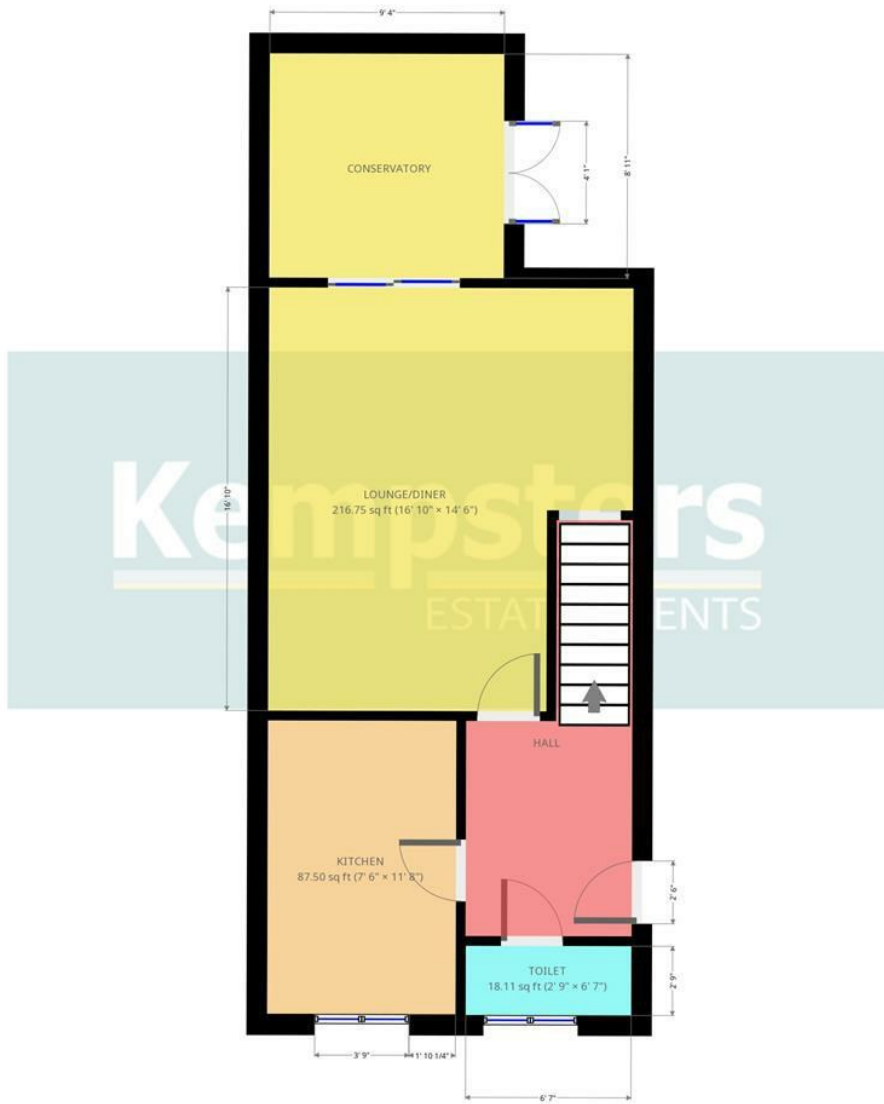




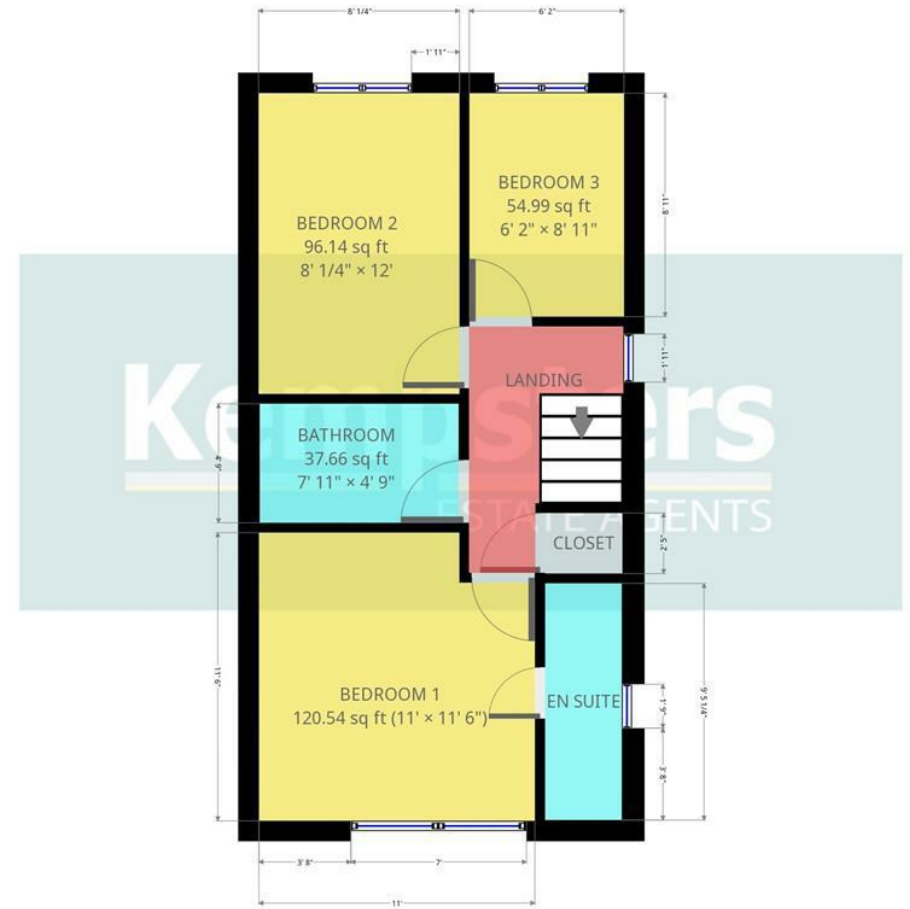








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