



**Kempsters**  
ESTATE AGENTS

38 Hawkins Drive  
Chafford Hundred Grays RM16 6GG

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Asking price  
**£375,000**



**This spacious and well presented three double bedroom house is situated in a popular cul-de-sac location. Features include a bright lounge, dining room, conservatory, fitted kitchen, en suite to bedroom one, stylish bathroom plus garage and ample parking. 360 VIRTUAL TOUR AVAILABLE**



- Lounge 17'5 x 10'4
- Dining room 11' x 8'3
- Conservatory 10'4 x 9'2
- Fitted kitchen 9'10 plus door recess x 8'3
- Bedroom one 13' x 10'6 with en suite
- Bedroom two 10'9 x 10'7
- Bedroom three 11'7<14'2 x 8'6
- Stylish bathroom
- Rear garden with raised deck
- Garage and car port plus ample parking



#### ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, power points, laminate floor.

#### GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, textured ceiling, suite comprising pedestal wash hand basin and low flush toilet, fitted cupboard, radiator, laminate floor.

#### LOUNGE

17'5 x 10'4 (5.31m x 3.15m)

Double glazed bay window to front, coved and textured ceiling, radiator, power points, fitted carpet.

#### DINING ROOM

11' x 8'3 (3.35m x 2.51m)

Double glazed patio doors lead to conservatory, textured ceiling, radiator, power points, laminate floor.

#### CONSERVATORY

10'4 x 9'2 (3.15m x 2.79m)

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

#### KITCHEN

9'10 (plus door recess) x 8'3 (3.00m (plus door recess) x 2.51m)

Double glazed window rear, half opaque double glazed door to side, coved and smooth plastered ceiling, built-in under stairs storage cupboard, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, integrated oven, hob, extractor and fridge/freezer, part tiling to three walls, radiator, power points, vinyl floor covering.

#### FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard housing gas central heating boiler, radiator, power points, fitted carpet.

#### BEDROOM ONE

13' x 10'6 (3.96m x 3.20m)

Double glazed window to rear, textured ceiling, range of fitted wardrobes and draw units, matching built-in triple wardrobe, radiator, power points, fitted carpet.

#### EN SUITE

Opaque double glazed window to side, textured ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, vinyl floor covering.



#### BEDROOM TWO

10'9 x 10'7 (3.28m x 3.23m)

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

#### BEDROOM THREE

11'7<14'2 x 8'6 (3.53m<4.32m x 2.59m)

Double glazed windows to front and rear, textured ceiling, built-in double wardrobe, radiator, power points, fitted carpet.

#### BATHROOM

Opaque double glazed window to front, textured ceiling, suite comprising bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush toilet, radiator, shaver point, tiled walls, vinyl floor covering.

#### REAR GARDEN

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

Pebble and paving stone pathway, lawn area with raised shrub and tree borders, raised decking area, outside lighting, side access.

#### GARAGE

With power and light, approached via brick paved driveway providing off road parking for two/three vehicles and including a covered space via a car port.

#### FRONT GARDEN

Laid to lawn with hedge border.









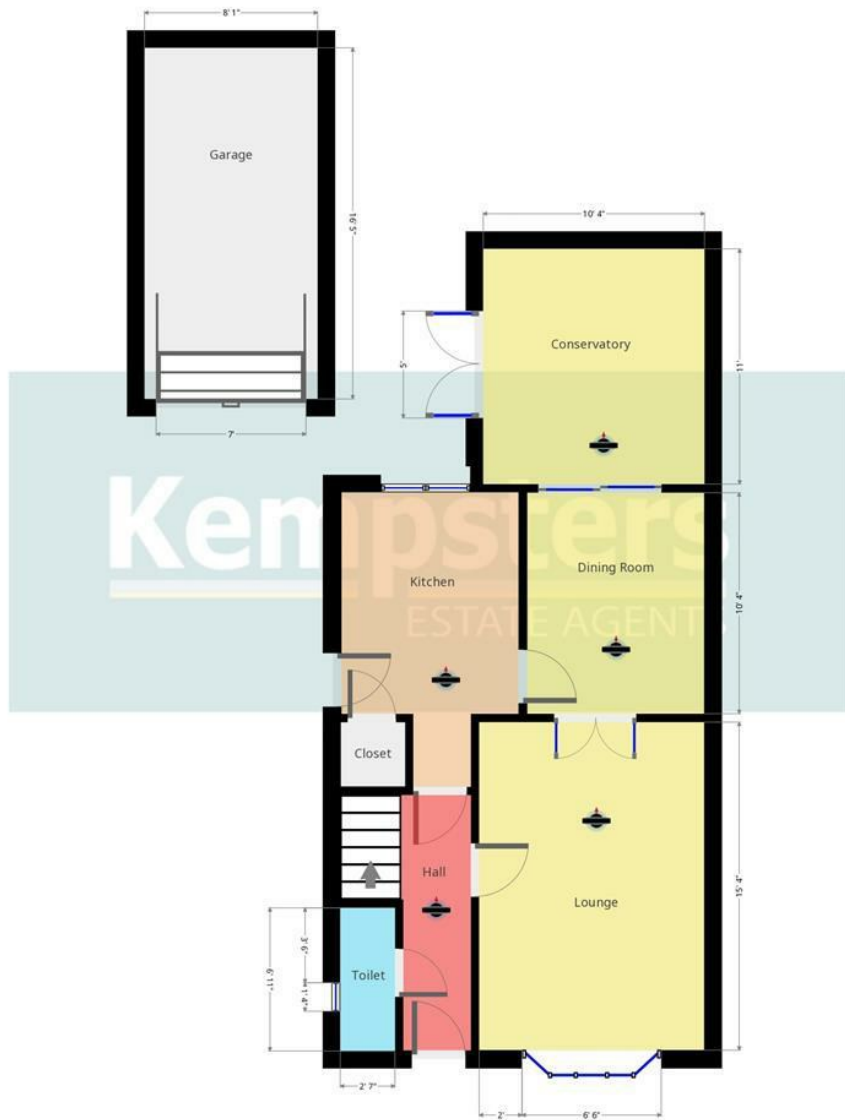












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