



**Kempsters**  
ESTATE AGENTS

20 Birchfield  
North Stifford Grays RM16 5UX

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Offers in the region  
**£420,000**



**This outstanding four bedroomed semi detached house is situated in a popular village location and has been maintained to a high standard throughout. Features include a lovely fitted kitchen/diner with conservatory area, bright lounge, en suite to master bedroom, four piece bathroom, approx 45' rear garden plus ample parking.**

- Lounge 16' x 11'6
- Fitted kitchen/breakfast room 18'8 x 10'6
- Open plan conservatory area 10'1 x 6'6
- Cloakrooms to ground and second floor
- Bedroom one 13'8 x 11'6 with en suite
- Bedroom two 11'6 x 8'10
- Bedroom three 12'1 x 8'5<9'11
- Bedroom four 12'1 x 7'1<8'5
- Stylish four piece bathroom
- Approx 45' rear garden and ample parking





#### ENTRANCE HALL

Accessed via door with opaque double glazed inserts, coved and smooth plastered ceiling, access to first floor, radiator, power points, laminate floor.

#### GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, extractor fan, suite comprising vanity unit with inset wash hand basin and low flush wc, heated towel rail, built-in under stairs storage cupboard, laminate floor.

#### LOUNGE

16' x 11'6 (4.88m x 3.51m)

Double glazed bay window to front, coved and smooth plastered ceiling, feature fireplace with inset coal effect fire, radiator, power points, fitted carpet.

#### FITTED KITCHEN/DINER

18'8 x 10'6 (5.69m x 3.20m)

Double glazed window to rear, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, range style cooker with extractor canopy above, space and plumbing for washing machine and dishwasher, space for fridge/freezer, part tiling to three walls, two radiators, power points, laminate floor.

#### CONSERVATORY AREA

10'1 x 6'6 (3.07m x 1.98m)

Double glazed windows to rear and side, French doors lead to rear garden, laminate floor.

#### FIRST FLOOR LANDING

Double glazed window to front, smooth plastered ceiling, access to second floor, power points, fitted carpet.

#### BEDROOM ONE

13'8 x 11'6 (4.17m x 3.51m)

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

#### EN SUITE

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising large shower cubicle, wash hand basin and low flush wc, heated towel rail, full tiling to shower area, remainder partly tiled, tiled floor.

#### BEDROOM TWO

11'6 x 8'10 (3.51m x 2.69m)

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

#### BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath, wash hand basin, low flush wc and shower cubicle, partly tiled walls, heated towel rail, tiled floor.



#### SECOND FLOOR LANDING

Double glazed 'Velux' style window to front, smooth plastered ceiling, built-in airing cupboard, power points, fitted carpet.

#### BEDROOM THREE

12'1 x 8'5<9'11 (3.68m x 2.57m<3.02m)

Double glazed window to rear, smooth plastered ceiling, built-in eaves storage cupboard, radiator, power points, fitted carpet.

#### BEDROOM FOUR

12'1 x 7'1<8'5 (3.68m x 2.16m<2.57m)

Double glazed window to front, smooth plastered ceiling, built-in eaves storage cupboard, radiator, power points, fitted carpet.

#### SECOND FLOOR CLOAKROOM

Smooth plastered ceiling, extractor fan, suite comprising wash hand

basin and low flush wc, radiator, part tiling to one wall, vinyl floor covering.

#### REAR GARDEN

in excess of 45' (in excess of 13.72m)

Large patio area, neatly laid lawn area with mature flower, shrub and tree borders, pergola, fish pond, timber shed, outside tap. Side pedestrian access leads to:

#### DRIVEWAY

At side of property and providing off road parking for two/three vehicles.

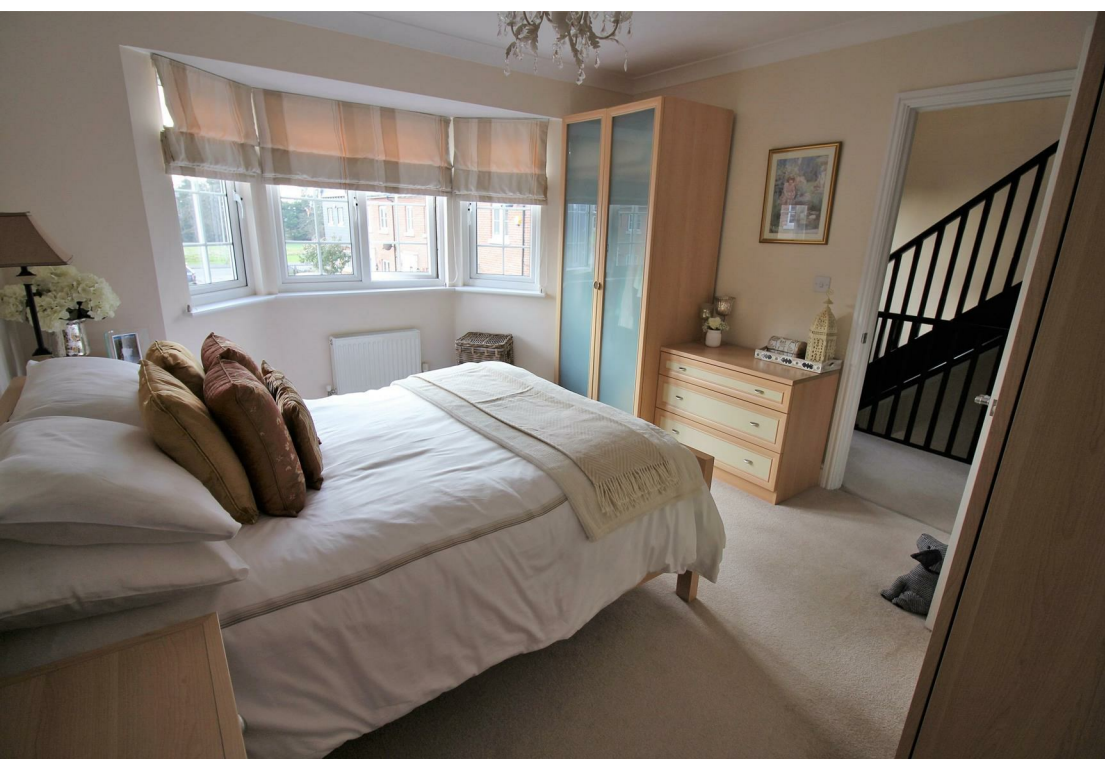
#### FRONT GARDEN

Laid to patio with flower borders and wrought iron fence surround.





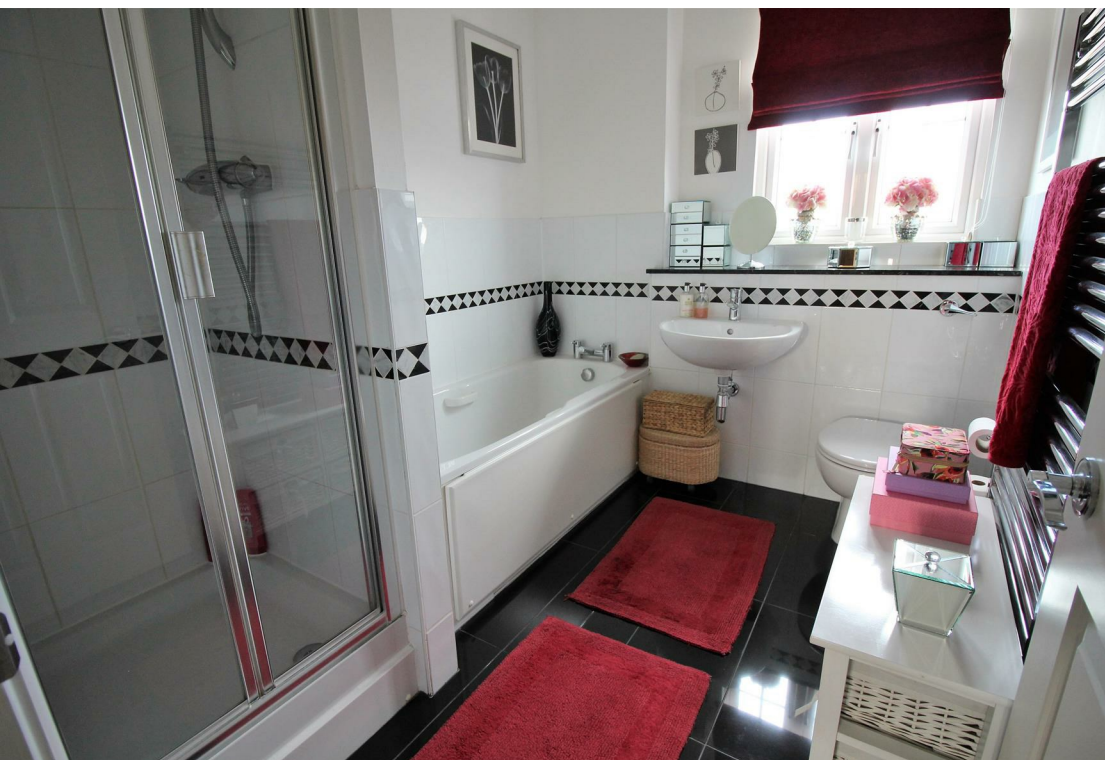




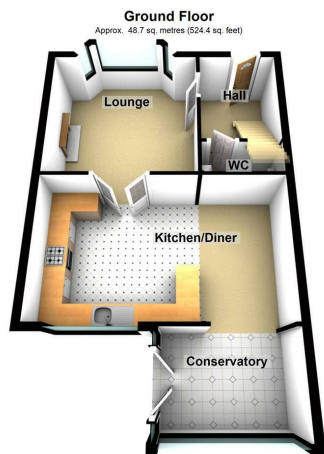






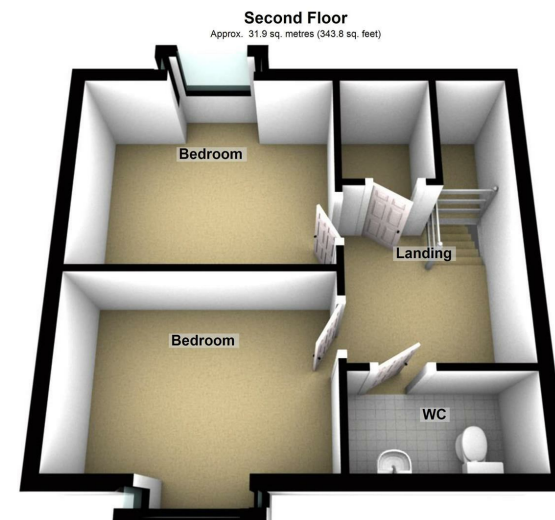
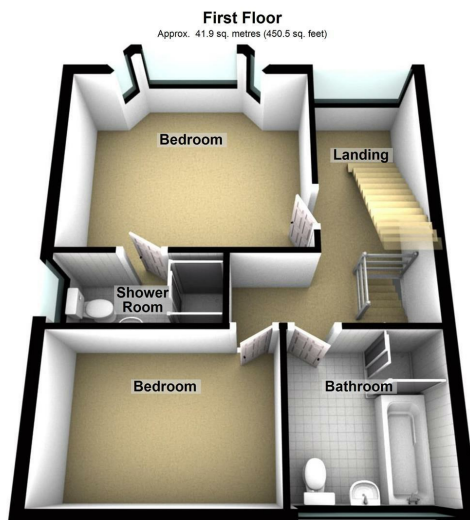






Total area: approx. 122.5 sq. metres (1318.7 sq. feet)

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		86			83
	72			69	