



Kempsters
ESTATE AGENTS

Davey Down Cottage Pilgrims Lane
North Stifford Grays RM16 5AA

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Offers in the region
£497,000

This charming Grade II listed detached three bedroomed cottage is situated within North Stifford village yet offers easy access to A13/M25 road links and Lakeside Shopping Centre. Features include a spacious lounge, fitted kitchen/breakfast room, plot of approx 0.5 acres (stls) and ample off road parking.



- Plot approaching 0.5 acres (stls)
- Lounge/diner 21' x 15'3
- Fitted kitchen/breakfast room 16'5 x 8'8
- Study 9'9 x 4'10
- Utility/wc 11' x 5'3
- Bedroom one 14'8 x 11'6
- Bedroom two 15'3 x 9'4
- Bedroom three 15'11 x 9'9
- Shower room
- Off road parking for four vehicles

ENTRANCE

Door with glazed insert leads to:

FITTED KITCHEN/BREAKFAST ROOM

16'5 x 8'8 (5.00m x 2.64m)

Windows to rear and side, door leads to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, range style cooker to remain, integrated dishwasher, space for fridge/freezer, fitted corner bench seat in breakfast area, radiator, power points, tile effect laminate floor.

LOUNGE/DINER

21' x 15'3 (6.40m x 4.65m)

Windows to front and side, beamed and smooth plastered ceiling, four radiators, power points, oak flooring.

STUDY

9'9 x 4'10 (2.97m x 1.47m)

Opaque glazed window to side, smooth plastered ceiling (restricted headroom), power points, laminate floor.

UTILITY/WC

11' x 5'3 (3.35m x 1.60m)

Beamed and smooth plastered ceiling (restricted headroom), extractor fan, space and plumbing for washing machine, further appliance space, suite comprising wash hand basin and low flush wc, heated towel rail, vinyl floor tiles.

INNER HALLWAY

Window to rear, beamed and smooth plastered ceiling, radiator, power points, oak flooring.

BEDROOM ONE

14'8 x 11'6 (4.47m x 3.51m)

Windows to front and side, door to front, beamed and smooth plastered ceiling, feature open fireplace, radiator, power points, oak flooring.



BEDROOM TWO

15'3 x 9'4 (4.65m x 2.84m)

Window to front, smooth plastered ceiling, cast iron fireplace, two double fitted wardrobes with matching chest of drawer units and bed side cabinets, radiator, power points, oak flooring.

BEDROOM THREE

15'11 x 9'9 (4.85m x 2.97m)

Window to front, smooth plastered ceiling, cast iron fireplace, fitted triple and double wardrobe with matching dressing unit and bed side cabinets, radiator, power points, oak flooring.

SHOWER ROOM

Opaque glazed window to rear, beamed and smooth plastered ceiling, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, heated towel rail, vinyl floor tiles.

REAR GARDEN

in excess of 155' x in excess of 115' (in excess of 47.24m x in excess of 35.05m)

Crazy paved patio and raised decking area, remainder laid to lawn with mature shrubs, conifers and trees, sit-on lawn mower to remain, two sheds, greenhouse, outside tap. Double gates lead to:



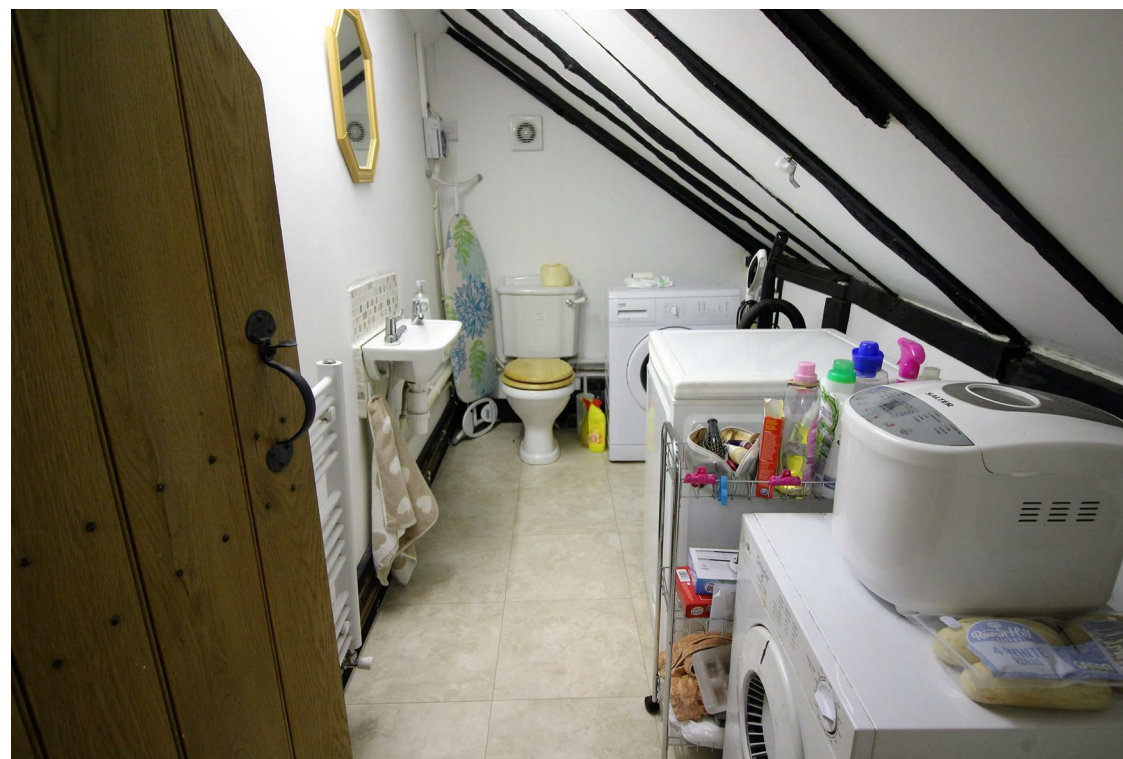
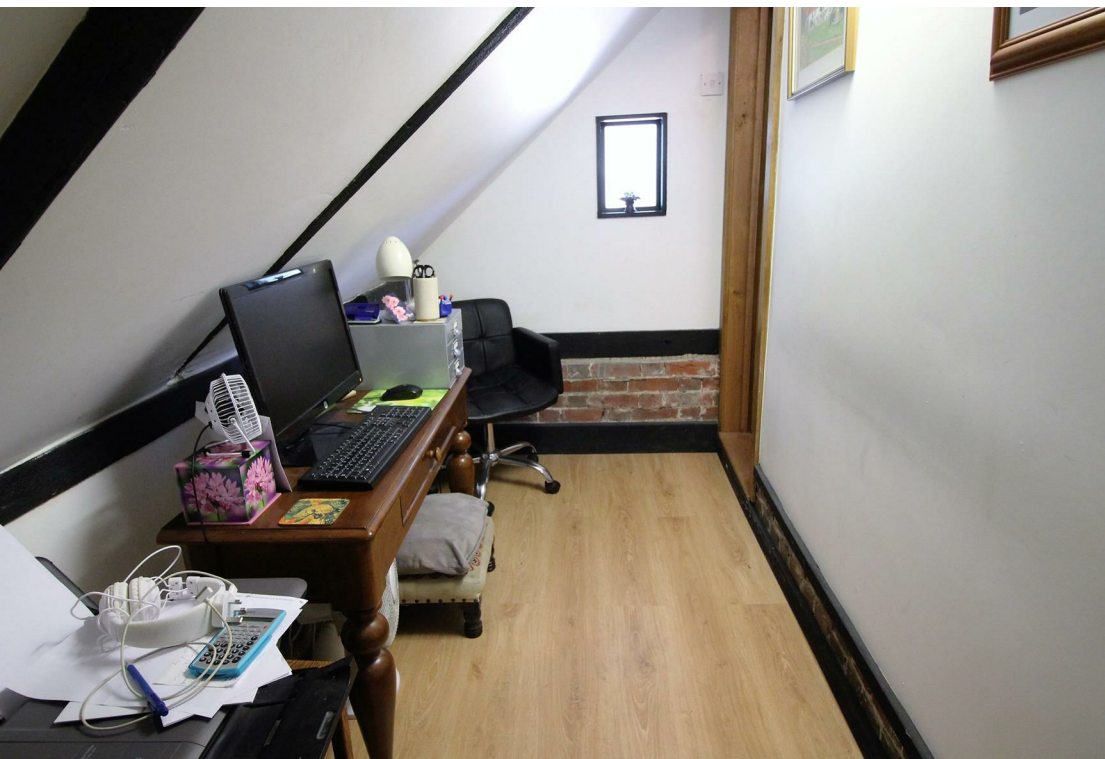
FRONT GARDEN

Shingle driveway providing off road parking for four vehicles, potential for further parking in rear garden if required, lawn area with flower borders and picket fence surround.

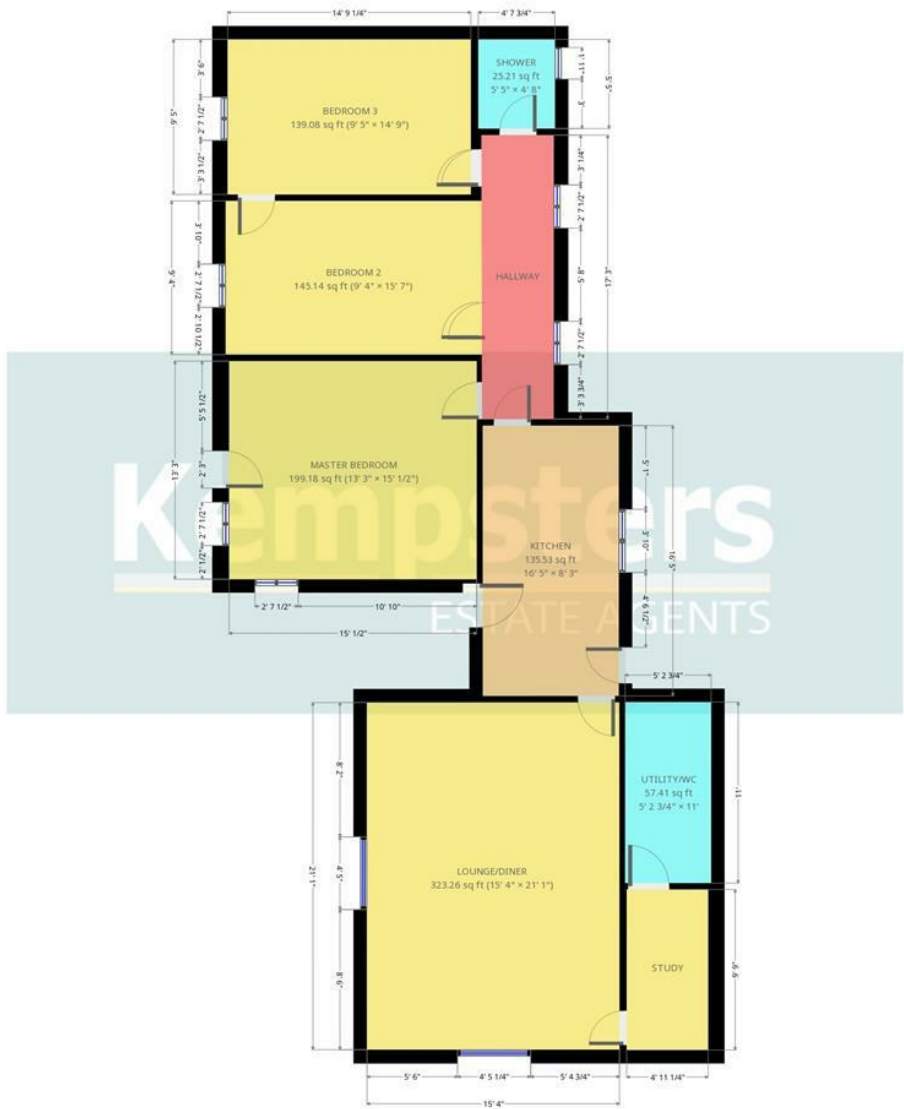












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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(82 plus) A</div> <div>(61-81) B</div> <div>(40-60) C</div> <div>(29-40) D</div> <div>(19-28) E</div> <div>(9-18) F</div> <div>1-8 G</div> </div> <div> <div>Not energy efficient - higher running costs</div> </div> </div> <div>England & Wales</div>		<div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div> <div>(82 plus) A</div> <div>(61-81) B</div> <div>(40-60) C</div> <div>(29-40) D</div> <div>(19-28) E</div> <div>(9-18) F</div> <div>1-8 G</div> </div> <div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div> </div> <div>England & Wales</div>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	