



Kempsters
ESTATE AGENTS

26 Birchfield
North Stifford Grays RM16 5UX

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Asking price
£380,000

This outstanding three/four bedroomed house is situated in a popular village location and has been maintained to a high standard throughout. Features include a fabulous fitted kitchen/family room, lounge/possible bed four, en suite bathroom to bed one, family bathroom, approx 54' garden, three parking spaces and no onward chain.



- Fitted kitchen/family room 28' x 10'6"
- Lounge/possible bedroom four 17'8 x 14'1">6"
- Utility room 7'2 x 6'10"
- Bedroom one 12'5 (into wardrobes)<14'2 x 10'5"
- En suite bathroom
- Bedroom two 17'7 x 8'10<10'5"
- Bedroom three 10'5 x 10'
- Family bathroom
- Lovely rear garden approx 54'
- Parking - 1 Hard Standing & 2 spaces in adjacent bay

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, laminate floor.

GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, suite comprising wash hand basin and low flush wc, radiator, laminate floor.

FITTED KITCHEN/FAMILY ROOM

28' x 10'6" (8.53m x 3.20m)

Double glazed window to front, double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave, induction hob, extractor, fridge/freezer and dishwasher, part tiling to two walls, two radiators, power points, laminate floor.

UTILITY ROOM

7'2" x 6'10" (2.18m x 2.08m)

Half double glazed door leads to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for washing machine, space for tumble dryer, wall mounted gas central heating boiler, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Smooth plastered ceiling, access to second floor, power points, fitted carpet.

LOUNGE/POSSIBLE BEDROOM FOUR

17'8" x 14'1" narrowing to 6' (5.38m x 4.29m narrowing to 1.83m)

Two double glazed windows to front, coved and smooth plastered ceiling, two radiators, power points, laminate floor.

BEDROOM THREE

10'5" x 10' (3.18m x 3.05m)

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, suite comprising bath, wash hand basin and low flush wc, partly tiled walls, heated towel rail, tiled floor.

SECOND FLOOR LANDING

Smooth plastered ceiling, access to loft space with light and ladder, built-in airing cupboard, radiator, power points, fitted carpet.



BEDROOM ONE

12'5" (into wardrobes) < 14'2" x 10'5" (3.78m (into wardrobes) < 4.32m x 3.18m)

Double glazed window to rear, coved and smooth plastered ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

EN SUITE BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, shower screen, wash hand basin and low flush wc, tiling to bath area, remainder partly tiled, heated towel rail, tiled floor.

BEDROOM TWO

17'7" x 8'10" < 10'5" (5.36m x 2.69m < 3.18m)

Two double glazed windows to front, smooth plastered ceiling, built-in wardrobe/cupboard, fitted double and single wardrobe with inset chest of drawer unit, radiator, power points, fitted carpet.

REAR GARDEN

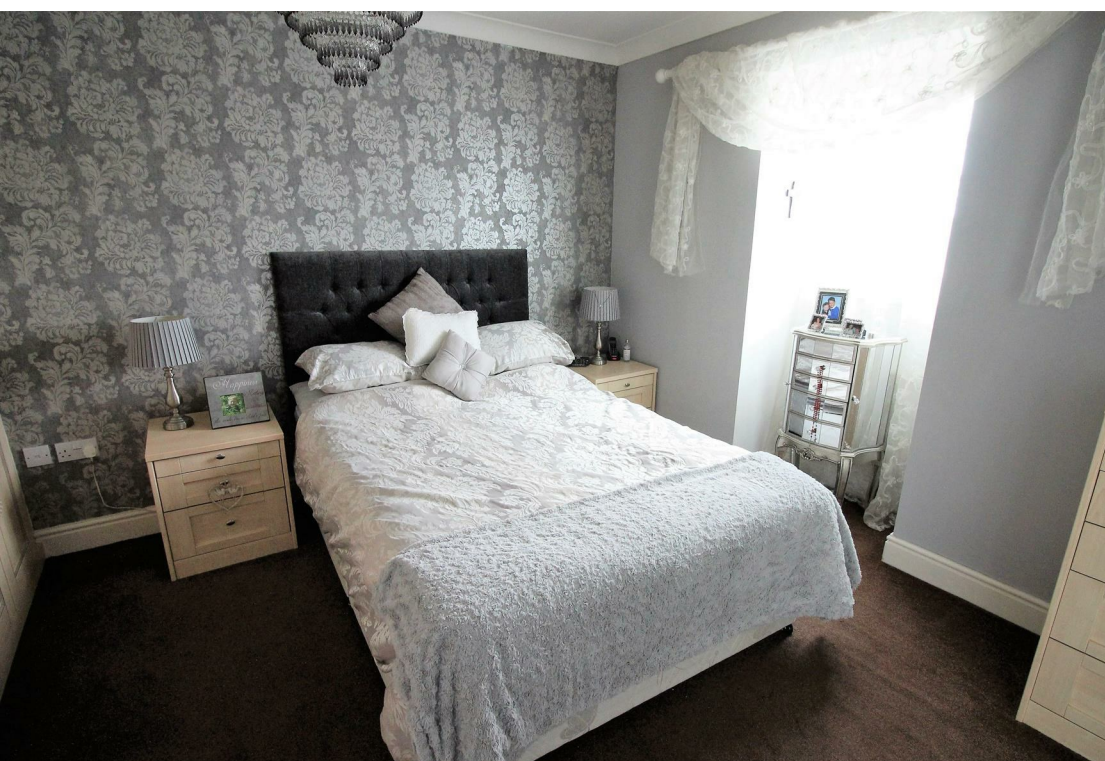
in excess of 54' (in excess of 16.46m)

Large patio with matching pathway, further patio at rear, neatly laid lawn with mature flower and shrub borders, summer house, timber shed, outside tap, outside light.

FRONT GARDEN

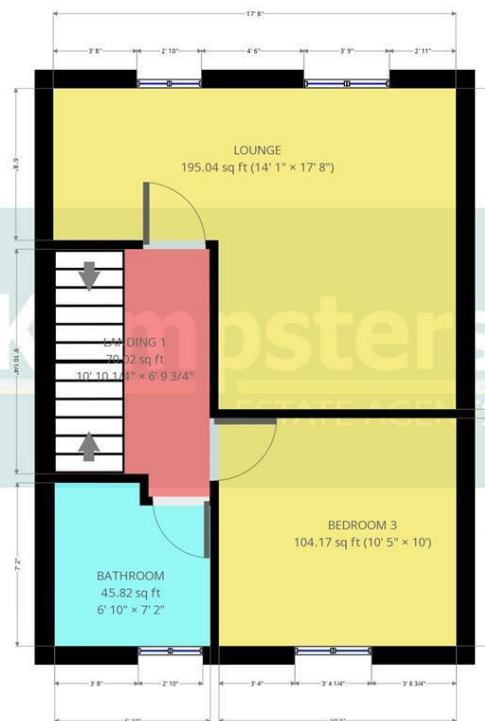
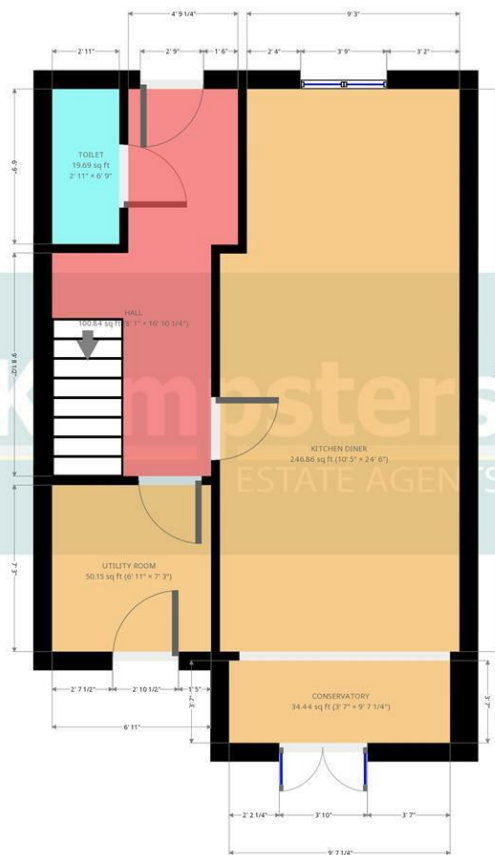
Hard standing providing off road parking, mature shrub and conifer borders, two further parking spaces in adjacent bay.











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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.

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