



**Kempsters**  
ESTATE AGENTS

2 Birchfield  
North Stifford Grays RM16 5UX

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Guide price  
**£450,000**



**Guide Price between £450,000 - £475,000. This outstanding four double bedroom 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, stylish family bathroom, approx 60' rear garden plus own driveway providing off road parking.**



- Guide Price £450,000-£475,000
- Lounge 16' x 11'6
- Lovely kitchen/diner 18'9 x 10'6
- Conservatory area 10'3 x 6'11
- Ground floor cloakroom
- En suite to bedroom one
- Stylish family bathroom
- Second floor cloakroom
- Rear garden approx 60'
- Own driveway providing off road parking



### ENTRANCE HALL

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

### GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, extractor fan, suite comprising pedestal wash hand basin and low flush wc, built-in under stairs storage cupboard, radiator, laminate floor.

### LOUNGE

16'6" x 11'6" (4.88m'1.83m x 3.35m'1.83m)

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, laminate floor. Multi panel doors lead to:

### FITTED KITCHEN/DINER

18'9" x 10'6" (5.49m'2.74m x 3.05m'1.83m)

Double glazed window to rear, smooth plastered ceiling, extensive range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, washing machine, dishwasher and fridge/freezer, concealed gas central heating boiler, part tiling to three walls, radiator, power points, laminate floor. Open plan to:

### CONSERVATORY AREA

10'3" x 6'11" (3.05m'0.91m x 1.83m'3.35m)

Double glazed windows to rear and side, double glazed French doors lead to rear garden, radiator, power points, laminate floor.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

13'9" x 11'6" (3.96m'2.74m x 3.35m'1.83m)

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, vanity unit with inset wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor.

### BEDROOM TWO

11'6" x 8'11" (3.35m'1.83m x 2.44m'3.35m)

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

### FAMILY BATHROOM

8'11" x 6'10" (2.44m'3.35m x 1.83m'3.05m)

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

### 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 8'4<9'10 (3.66m'0.30m x 2.44m'1.22m<2.74m'3.05m)

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

### BEDROOM FOUR

12'1 x 7'1 (3.66m'0.30m x 2.13m'0.30m)

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

### SECOND FLOOR CLOAKROOM

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

### REAR GARDEN

in excess of 60' (in excess of 18.29m')

Immediate patio area, neatly laid lawn area with flower and shrub borders, barked area at rear, storage shed, large summer house, outside lighting, outside tap, side access leads to:

### OWN DRIVEWAY

Providing off road parking for two vehicles.

### FRONT GARDEN

Laid artificial turf, decorative stone surround.







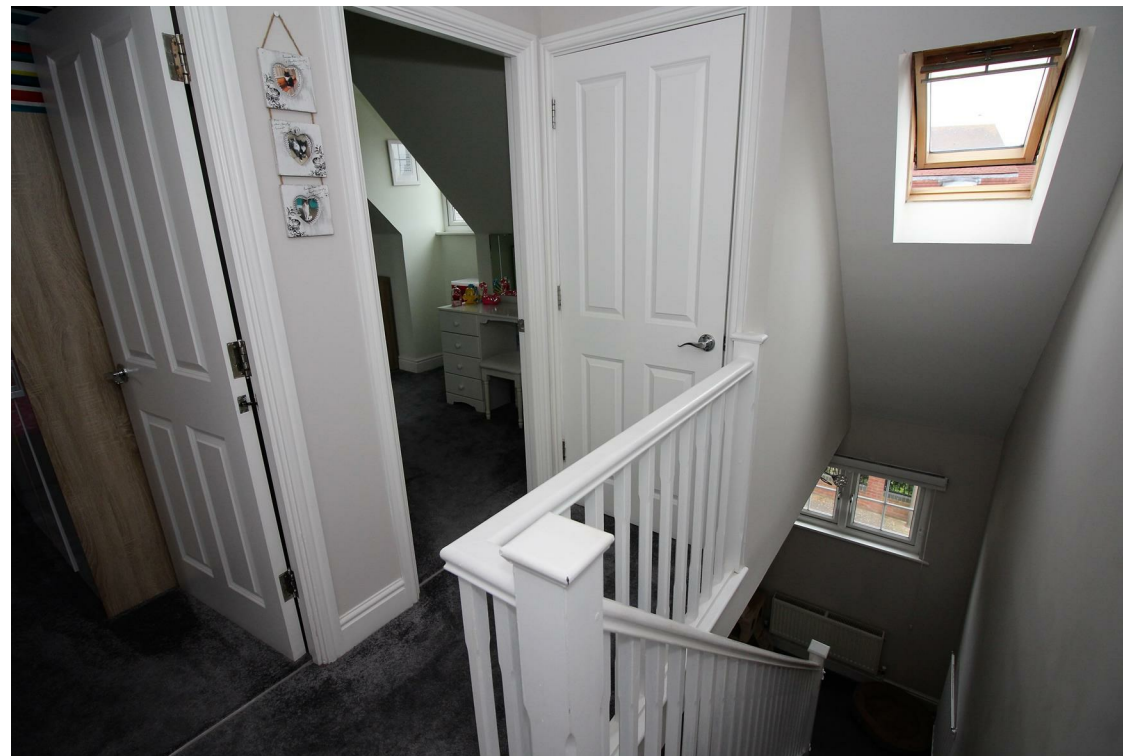




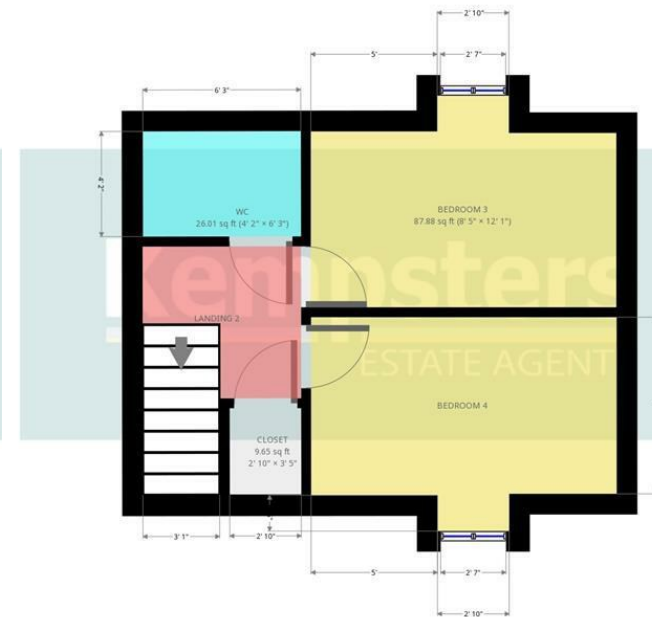
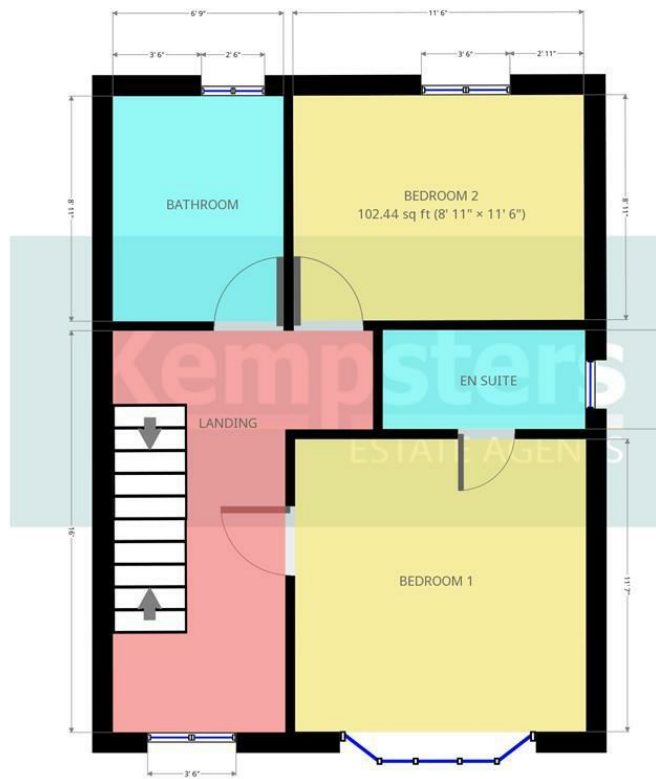
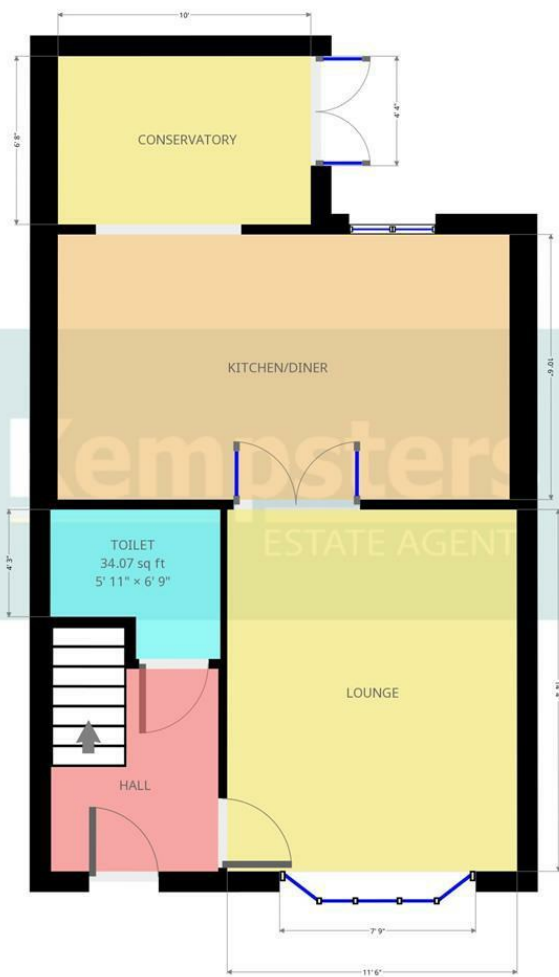












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