



Horndon on the Hill £524,000



Windrush Orsett Road Horndon on the Hill Essex SS17 8NR

ENTRANCE PORCH

Approached via double glazed door. Textured ceiling. Tiled flooring. Double glazed door to:

ENTRANCE HALL

Radiator. Coved and textured ceiling. Parquet flooring. Staircase to first floor. Door to garage.

CLOAKROOM

Obscure double glazed window. Radiator. Coved ceiling. Vinyl flooring. White suite comprising of wall mounted wash hand basin. Low flush WC. Half tiled walls.

KITCHEN 14' 6" x 8' 9" (4.42m x 2.66m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surface. Inset one and one half single drainer sink unit with mixer tap. Recess for range style cooker with extractor fan over. Built in cupboard. Double glazed door to side.

LOUNGE/DINING ROOM 20' 11" x 15' 0" (6.37m x 4.57m)

Double glazed Georgian windows to side and rear. Two radiators. Coved ceiling. Fitted carpet. Power points. Double glazed patio doors to garden.

LANDING

Obscure double glazed Georgian window. Radiator. Coved ceiling. Fitted carpet. Power points. Airing cupboard with lagged hot water tank. Access to loft being part boarded with light.



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BEDROOM ONE 12' 5" x 11' 9" (3.78m x 3.58m)

Double glazed Georgian window to rear. Radiator. Coved ceiling. Fitted carpet. Power points.

EN SUITE

Radiator. Textured ceiling. Vinyl flooring. Vanity wash hand basin. Tiled shower cubicle with mixer shower. Tiling to walls.

BEDROOM TWO 15' 1" x 9' 0" (4.59m x 2.74m)

Double glazed Georgian window to rear. Radiator. Coved ceiling. Fitted carpet. Power points.

BEDROOM THREE 14' 10" x 9' 6" > 8'0 (4.52m x 2.89m > 2.44m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Stained wood flooring. Power points.

BEDROOM FOUR 11' 3" x 7' 8" (3.43m x 2.34m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points.

BATHROOM

Obscure double glazed Georgian window. Radiator. Textured ceiling. Fitted carpet. White suite comprising of vanity wash hand basin. Concealed cistern WC. Panelled bath with mixer shower attachment. Tiling to walls with border tile.



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REAR GARDEN Approaching 130' (39.59m)

Immediate paved patio with shed, power and light connected. Gate leading to lawn with well stocked shrub borders. Pergola and gate leading to further lawned garden with summerhouse. Variety of trees and shrubs. Gated side entrance.

FRONT GARDEN

Shingle driveway providing parking for four vehicles. Conifer screen.

GARAGE 16' 6" x 7' 3" (5.03m x 2.21m)

Up and over door. Power and light. Boiler (Not tested). Plumbing for automatic washing machine.



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AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.

