



Bulphan Village £425,000



## 1 Plough Cottages, China Lane, Bulphan, Greater London, RM14 3RP

### **ENTRANCE HALL**

Double glazed window to front. Inset lighting to ceiling. Built in double cupboard. Spindled staircase to first floor.

### **LOUNGE** 11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed window to front. Inset lighting to ceiling. Stained wood floor. Feature fireplace with exposed Stock brick chimney and hearth with log burner. Power points.

### **KITCHEN/DINING ROOM** 20' 1" x 11' 0" (6.12m x 3.35m)

Double glazed windows to side and rear. Electric heater. Inset lighting to ceiling. Exposed wood floors. Power points. Range of base and eye level units with matching glass fronted display cabinet. Oak work surfaces with inset Butler sink and mixer tap. Exposed brick cooker recess with range style cooker to remain. Integrated dishwasher, fridge and freezer. Power points. Door to side.

### **SHOWER ROOM**

Obscure double glazed window. Electric heater. Inset lighting to ceiling. Shower cubicle with mixer shower. Vanity wash hand basin. Low flush WC. Tiling to walls with border tile.

### **FIRST FLOOR LANDING**

Study area. Two double glazed windows to front. Inset lighting to ceiling. Exposed timbers. Power points. Stained wood flooring.



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### **BEDROOM ONE** 11' 2" x 11' 1" (3.40m x 3.38m)

Two double glazed windows to rear. Half vaulted ceiling with exposed timbers. Electric heater. Exposed brick fireplace. Stained wood flooring. Wardrobe recess with hanging and shelf space. Power points. Access to loft.

### **BEDROOM TWO** 11' 1" x 10' 9" (3.38m x 3.27m)

Two double glazed windows to front. Electric heater. Inset lighting to ceiling. Feature Stock brick fireplace. Power points.

### **BATHROOM**

Obscure double glazed window. Electric towel rail. Inset lighting to ceiling. Stained wood flooring. White suite comprising of low flush WC. Panelled bath with mixer tap and shower attachment. Vanity wash hand basin. Half panelled walls. Built in double cupboard with recess and plumbing for automatic washing machine.

### **REAR GARDEN**

An extremely generous rear garden with a variety of fruit trees. Wood store. Two workshops, numerous sheds with power and light. Parking for four vehicles.

### **SUMMERHOUSE** 17' 1" x 12' 3" (5.20m x 3.73m)

Double glazed windows to three aspects. Power and light connected. Vaulted ceiling. French doors to garden.

### **FRONT GARDEN**

Enclosed lawn area. Fence and hedge boundaries. Gate entrance.



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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.
6. We understand from our vendor that the property has the benefit of solar panels with a feed in tariff.
7. The property has the benefit of a heat recovery ventilation system.
8. The property does not have mains gas.



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**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.



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## Energy Performance Certificate



1 Plough Cottages, China Lane, Bulphan, UPMINSTER, RM14 3RP

Dwelling type: Semi-detached house      Reference number: 8162-6236-8760-3079-3902  
 Date of assessment: 01 June 2012      Type of assessment: SAP, new dwelling  
 Date of certificate: 01 June 2012      Total floor area: 88 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

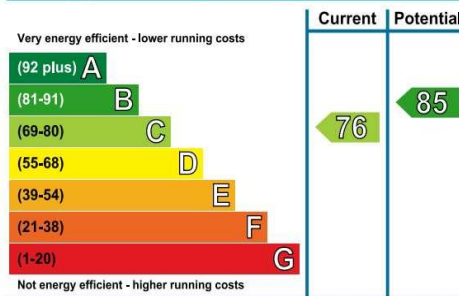
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,079</b>
<b>Over 3 years you could save</b>	<b>£ 342</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 1,230 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 693 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 2,079</b>	<b>£ 1,737</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 342
2 Wind turbine	£1,500 - £4,000	£ 234