



Bulphan Guide Price £450,000



## 4 Hatch Farm Cottages, China Lane, Bulphan, Essex RM14 3RS

### **ENTRANCE PORCH**

Approached via double glazed door. Glazed door to:

### **LOUNGE** 22' 5" x 10' 5" (6.83m x 3.17m)

Two double glazed bay windows to front. Radiator. Papered ceiling. Fitted carpet. Power points. Night storage heater. Feature fireplace with solid fuel burner.

### **DINING ROOM** 12' 5" x 10' 10" (3.78m x 3.30m)

Double glazed Georgian window to rear. Two night storage heaters. Fitted carpet. Power points. Staircase to first floor. Open to:

### **KITCHEN** 9' 0" x 6' 1" (2.74m x 1.85m)

Double glazed Georgian window to rear. Inset lighting to ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surface. Stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiling to walls. Door to garden.

### **LOBBY**

Vinyl flooring. Door to garden.

### **STOREROOM**

Double glazed window.

### **SHOWER ROOM**

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Shower cubicle with electric shower. Tiling to walls. Built in cupboard.



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### **LANDING**

Fitted carpet. Access loft.

### **BEDROOM ONE** 12' 7" x 10' 4" (3.83m x 3.15m)

Double glazed Georgian window to front. Radiator. Fitted carpet. Power points.

### **BEDROOM TWO** 12' 9" > 9' 8" x 10' 11" (3.88m > 2.94m x 3.32m)

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

### **BEDROOM THREE** 9' 10" x 7' 9" (2.99m x 2.36m)

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

### **BEDROOM FOUR** 10' 4" x 9' 11" (3.15m x 3.02m)

Double glazed Georgian window to front. Radiator. Fitted carpet. Power points.

### **SEPERATE WC**

Obscure double glazed window. Fitted carpet. Low flush WC. Wall mounted wash hand basin.

### **REAR GARDEN**

Grounds of approximately 0.13 acres (STLS). Paved patio leading to lawn with well stocked shrub borders. Fence and hedge boundaries. Three sheds. Gated side entrance.



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### **FRONT GARDEN**

Own driveway providing parking for several vehicles with the remainder laid to lawn. Hedge boundary.

### **DETACHED GARAGE**

Timber construction. Double doors.



**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 that the property does not have mains gas.

**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.

