



Laindon £675,000





## **ENTRANCE PORCH**

Approached via double glazed door. Obscure double glazed window. Tiled flooring. Range of base and eye level units with complimentary work surface. Door to:

## **ENTRANCE HALL**

Stairs to first floor. Cloaks cupboard. Radiator. Tiled flooring.

## **LOUNGE** 21' 1" x 12' 3" > 10'8 (6.42m x 3.73m > 3.25m)

Double glazed window to side. Radiator. Coved ceiling with inset lighting. Oak flooring. Power points. Corner fireplace with log burner and tiled surround. Double glazed French doors to patio area.

## **KITCHEN/DINING ROOM** 20' 6" x 11' 0" (6.24m x 3.35m)

Double glazed window to side. Two radiators. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Built in five ring gas hob. Double oven and microwave. Integrated dishwasher, fridge and freezer. Double glazed French doors to rear. Double glazed door to:

## **UTILITY ROOM** 10' 2" x 6' 10" (3.10m x 2.08m)

Double glazed windows to three aspects. Inset lighting to ceiling. Tiled flooring. Power points. Base units with complimentary work surface. Inset sink unit with mixer tap. Recess and plumbing for automatic washing machine. Boiler (Not tested). Double glazed door to side.



## The Oaks, Hawkesbury Bush Lane, Laindon, Essex. SS16 5JS

### **MASTER BEDROOM** 13' 1" x 9' 11" (3.98m x 3.02m)

Double glazed windows to side and front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of two built in wardrobes with hanging and shelf space.

### **BATHROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Ball and claw roll top bath with central mixer tap. Tiling to walls.

### **LANDING**

Double glazed window to side. Radiator. Fitted carpet. Built in cupboard.

### **BEDROOM TWO** 12' 7" x 9' 9" (3.83m x 2.97m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Eaves storage. Door to Jack and Jill shower room.

### **BEDROOM THREE** 11' 10" x 10' 3" (3.60m x 3.12m)

Double glazed window to side. Radiator. Fitted carpet. Power points. Walk in wardrobe. Eaves storage. Decorated with dado rail.

### **BEDROOM FOUR** 8' 2" x 5' 8" (2.49m x 1.73m)

Double glazed window to side. Radiator. Fitted carpet. Power points.



### **JACK & JILL SHOWER ROOM**

Vinyl flooring. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of corner shower cubicle with mixer shower. Wall mounted vanity wash hand basin. Low flush WC. Tiling to walls.

### **REAR GARDEN**

Immediate and extensive block paved patio stepping to lawn. Personal door to games room. Block and rendered shed with tiled roof, power and light connected. Dog kennels and run. Gated side entrance to further shingle patio and lawn. Path to outbuildings former aviaries.

### **GAMES ROOM** 29' 3" x 15' 2" (8.91m x 4.62m)

Double glazed windows to rear and side. Two radiators. Inset lighting to ceiling. Tiled flooring. Power points. Bar area. Cloakroom with WC and wash hand basin. Double glazed French doors to garden.

### **FRONT GARDEN**

Electrically operated gated driveway providing parking for several vehicles. Double gates to rear. Remainder laid to lawn.





**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.



**The Oaks, Hawkesbury Bush Lane, Laindon, Essex, SS16 5JS**





**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 believed 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.



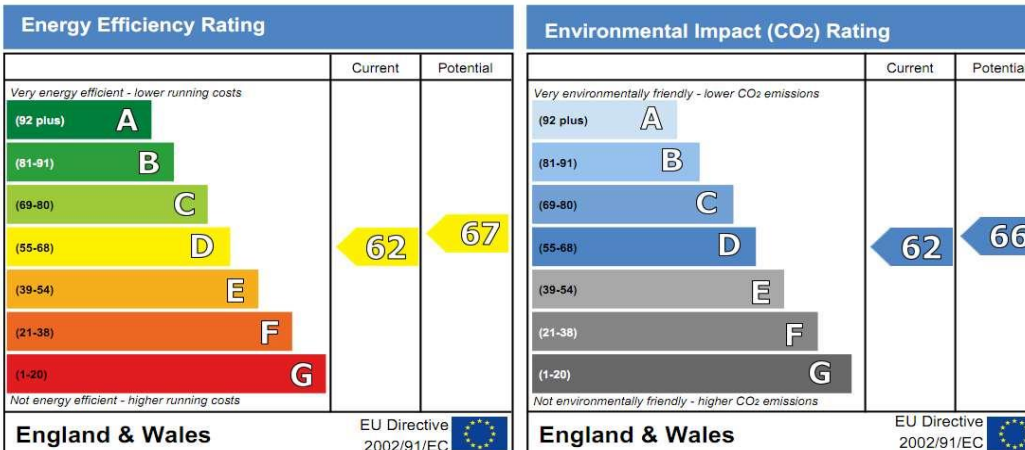
# Energy Performance Certificate



The Oaks,  
Hawkesbury Bush Lane,  
Vange,  
BASILDON,  
SS16 5JS

Dwelling type: Detached house  
Date of assessment: 06 July 2009  
Date of certificate: 08 July 2009  
Reference number: 8791-6523-6350-0416-6002  
Total floor area: 121 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	256 kWh/m <sup>2</sup> per year	227 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.7 tonnes per year	4.2 tonnes per year
Lighting	£123 per year	£61 per year
Heating	£728 per year	£676 per year
Hot water	£122 per year	£122 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)