



North Stifford £550,000



RECESSED PORCH

Door to:

ENTRANCE HALL

Radiator. Coved ceiling. Parquet flooring. Power points. Staircase to first floor with cupboard under.

CLOAKROOM

Obscure window. Radiator. Coved ceiling. Tiled flooring. Two piece suite comprising low flush WC. Pedestal wash hand basin. Half tiled walls.

LOUNGE 15' 1" x 13' 4" (4.59m x 4.06m)

Double glazed window to front. Radiator. Coved and textured ceiling. Parquet flooring. Power points. Doors to dining room.

DINING ROOM 17' 6" x 8' 11" (5.33m x 2.72m)

Double glazed patio doors to garden room. Radiator. Coved and textured ceiling. Parquet flooring. Power points. Serving hatch.

GARDEN ROOM 17' 1" x 8' 0" (5.20m x 2.44m)

Double glazed window to rear. Radiator. Coved and textured ceiling. Parquet flooring. Power points.

KITCHEN 12' 4" x 10' 5" (3.76m x 3.17m)

Double glazed window to rear. Coved ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surface. Insert one and one half single drainer sink unit with mixer tap. Recesses for appliances. Built in cupboard. Serving hatch.



UTILITY ROOM 7' 11" x 5' 10" (2.41m x 1.78m)

Obscure double glazed window. Radiator. Tiled flooring. Power points. Base unit with complimentary work surface. Stainless steel single drainer sink unit. Recesses for appliances. Tiling to walls.

LOBBY

Boiler (Not tested). Store room. Door to side.

LANDING

Coved and textured ceiling. Power points. Laminated flooring.

BEDROOM ONE 13' 6" x 13' 3" (4.11m x 4.04m)

Double glazed window to rear. Coved and textured ceiling. Fitted carpet. Power points. Built in wardrobes with cupboards over.

BEDROOM TWO 12' 9" x 12' 3" (3.88m x 3.73m)

Two double glazed windows to front. Two radiators. Coved and textured ceiling. Fitted carpet. Power points. Built in double wardrobe with cupboards over. Airing cupboard.

BEDROOM THREE 13' 4" x 9' 6" (4.06m x 2.89m)

Double glazed window to front. Radiator. Coved and textured ceiling. Laminated flooring. Power points. Built in double wardrobe.

BEDROOM FOUR 16' 10" x 9' 9" (5.13m x 2.97m)

Double glazed window to rear. Radiator. Coved and textured ceiling. Laminated wood flooring. Power points. Built in double cupboard. Double glazed door to balcony.



SHOWER ROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White three piece suite comprising of His and Hers vanity wash hand basins with cupboards under. Concealed cistern WC. Walk in double shower cubicle with mixer shower. Access to loft space.

REAR GARDEN

Immediate paved patio leading to lawn with shrub border. Shed. Gated side entrance.

FRONT GARDEN

In and Out driveway providing parking for several vehicles. Remainder laid to lawn with shrub borders.

GARAGE 19' 10" x 8' 10" (6.04m x 2.69m)

Up and over door. Power and light connected.

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

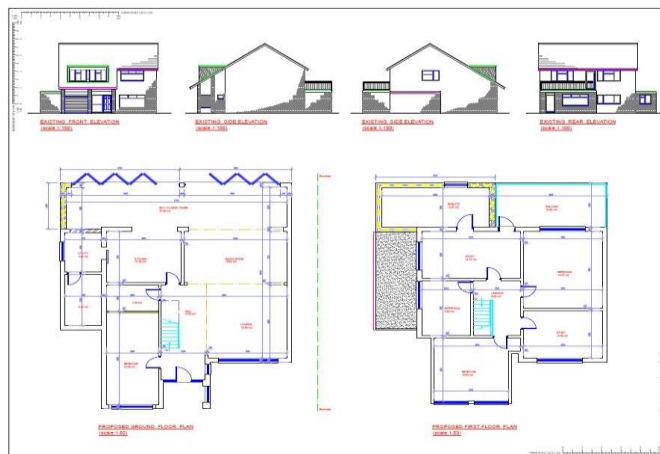


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4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself 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.



41 High Road, North Stifford , Essex, RM16 5UF



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.



Energy Performance Certificate



41, High Road, North Stifford, GRAYS, RM16 5UF

Dwelling type: Detached house
Date of assessment: 27 August 2016
Date of certificate: 30 August 2016
Reference number: 2438-2062-7268-2436-9954
Type of assessment: RdSAP, existing dwelling
Total floor area: 155 m²

Use this document to:

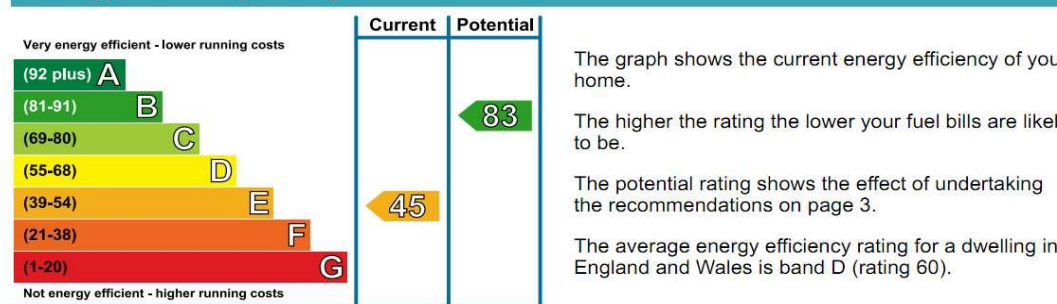
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,096
Over 3 years you could save	£ 3,600

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 246 over 3 years	
Heating	£ 4,521 over 3 years	£ 2,007 over 3 years	
Hot Water	£ 1,215 over 3 years	£ 243 over 3 years	
Totals	£ 6,096	£ 2,496	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,119	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 132	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 342	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.