



Orsett £600,000



Alvon, Sandown Road, Orsett, Essex, RM16 3DD

AN EXTREMELY SPACIOUS AND TASTEFULLY DECORATED FIVE BEDROOM DETACHED HOUSE SITUATED IN A POPULAR TURNING ON THE FRINGES OF ORSETT VILLAGE WHICH HAS EN-SUITE TO MASTER BEDROOM, DELIGHTFUL KITCHEN/DINING ROOM AND SPACIOUS LOUNGE. EARLY VIEWING ADVISED. EPC: C.

- ❖ SPACIOUS ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ SHOWER ROOM
- ❖ CLOAKROOM
- ❖ GOOD SIZE REAR GARDEN
- ❖ SPACIOUS THROUGHOUT
- ❖ LOUNGE
- ❖ TWO GROUND FLOOR BEDROOMS
- ❖ TWO FURTHER BEDROOMS
- ❖ UTILITY ROOM
- ❖ STOREROOM/GARAGE
- ❖ OFF ROAD PARKING

CANOPIED ENTRANCE PORCH

Double glazed door to:

SPACIOUS ENTRANCE HALL 18' 9" x 10' 10" (5.71m x 3.30m)

Double glazed window to side. Two radiators. Coving to ceiling. Laminated flooring. Feature cast iron fireplace with slate hearth. Spindled staircase to first floor with cupboard under. Power points.

CLOAKROOM

White suite comprising of Pedestal wash hand basin. Low flush WC. Heated towel rail. Vinyl floor covering. Extractor fan.

LOUNGE 20' 3" x 19' 0" (6.17m x 5.79m)

Double glazed windows to rear with central French doors to garden. Feature Inglenook fireplace. Radiator. Coving to ceiling. Laminated wood flooring. Power points.

KITCHEN/DINING ROOM 20' 3" x 13' 9" (6.17m x 4.19m)

Double glazed window to rear and two skylight windows. Cast iron radiator. Range of cream base and eye level units with complimentary work surfaces. Inset Butler sink with mixer tap. Integrated dishwasher. Recess for range style cooker with extractor fan over. Recesses for appliances. Exposed brickwork to one wall. Tiled floor. Power points. French doors to garden.



UTILITY ROOM 7' 10" x 6' 9" (2.39m x 2.06m)

Range of base and eye level units with complimentary work surfaces. Recesses for automatic washing machine and tumble dryer. Door to storeroom/garage. Power points.

BEDROOM FOUR 13' 2" x 10' 5" (4.01m x 3.17m)

Double glazed bay window to front. Radiator. Laminated flooring. Power points.

BEDROOM FIVE 12' 10" x 10' 3" (3.91m x 3.12m)

Double glazed bay window to front. Radiator. Laminated flooring. Power points.

LANDING

Double glazed window to side. Access to loft being part boarded.

MASTER BEDROOM 18' 6" x 14' 11" (5.63m x 4.54m)

Double glazed window to rear. Built in wardrobe and eaves storage. Radiator. Fitted carpet. Power points.



EN-SUITE

Obscure double glazed window. White suite comprising of "P" shaped bath with mixer shower over. Low flush WC. Pedestal wash hand basin with tiled splashback. Eaves storage. Heated towel rail. Vinyl flooring.

BEDROOM TWO 13' 7" x 11' 7" max (4.14m x 3.53m max)

Double glazed window to front. Radiator. Laminated wood flooring. Power points. Eaves storage.

BEDROOM THREE 13' 6" x 11' 2" max (4.11m x 3.40m max)

Double glazed window to front. Radiator. Laminated flooring. Power points. Eaves storage.

SHOWER ROOM

Obscure double glazed window. White suite comprising of low flush WC. Corner shower cubicle with mixer shower. Vanity wash hand basin with cupboard under and tile splashback. Heated towel rail. Vinyl flooring.

REAR GARDEN Approximately 100' (30.46m)

Immediate block paved patio leading to lawn with flower and shrub borders. Fenced boundaries. A variety of trees and shrubs. Summerhouse. Fish pond. Gated side entrance. Outside tap.



STOREROOM 14' 6" x 7' 7" (4.42m x 2.31m)

Double doors to front. Range of base and eye level units with complimentary work surfaces. Boiler and hot water cylinder (Not tested). Power points. Access to loft space.

FRONT GARDEN

Stone beds providing parking for several vehicles. Path. Outside tap. The property is Freehold. Thurrock council tax band D. EPC rating C



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. The property is situated on a private road.



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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

