



Chafford Hundred £725,000



**61 Fenton Road, Chafford Hundred, Essex, RM16 6EP**

THIS FIVE DOUBLE BEDROOM DETACHED HOUSE IS SIMPLY STUNNING! THE PROPERTY HAS BEEN EXTENDED TO THE REAR TO MAKE ROOM FOR A FOURTH RECEPTION ROOM WITH BI-FOLD DOORS LEADING TO THE REAR GARDEN. SECURITY IS ALSO A FEATURE WITH THE DRIVEWAY ACCESSED VIA ELECTRIC GATES LEADING TO THE TWO GARAGES. VIEWING IS HIGHLY ADVISED. EPC: TBA

- ❖ FIVE DOUBLE BEDROOMS
- ❖ FOUR RECEPTION ROOMS
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ GROUND FLOOR W.C
- ❖ DOUBLE GARAGE

- ❖ THREE BATHROOMS
- ❖ DOUBLE GLAZED
- ❖ GAS CENTRAL HEATING
- ❖ OWN DRIVE VIA ELECTRIC GATES
- ❖ EXTENDED

**ENTRANCE HALL** 15' 10" x 6' 0" (4.82m x 1.83m)

Entrance via entrance door to hallway. Coving to ceiling. Tiled flooring. Doors to various rooms. Stairs leading to first floor landing. Contemporary radiator. Under stairs storage. Door to ground floor cloakroom.

**RECEPTION ONE** 15' 3" x 12' 6" (4.64m x 3.81m)

With double glazed window to front with made to measure plantation blinds. Coving to ceiling. Two contemporary radiators. Carpet.

**RECEPTION TWO** 9' 10" x 8' 8" (2.99m x 2.64m)

With double glazed window to front with made to measure plantation blinds. Contemporary radiator. Built in storage cupboard. Coving to ceiling. Carpet.

**KITCHEN/BREAKFAST ROOM** 18' 9" x 8' 4" (5.71m x 2.54m)

Matching wall and base units in a white gloss, with integrated appliances. Quartz work surfaces with inset sink unit with mixer tap. Electric hob with extractor above. Built in double oven. Contemporary vertical radiator. Double glazed window to rear. Breakfast bar. Recess with further storage cupboards and space for Fridge Freezer. Door to rear garden.

**RECEPTION THREE** 10' 4" x 9' 4" (3.15m x 2.84m)

With French doors to rear garden. Coving to ceiling. Contemporary radiator. Tiled flooring.



**RECEPTION FOUR** 12' 0" x 10' 10" (3.65m x 3.30m)

With Bi-fold doors leading to rear garden. Two roof windows. Four narrow vertical windows to the sides. Two contemporary vertical radiators. Tiled flooring

**GROUND FLOOR CLOAKROOM** 4' 9" x 3' 7" (1.45m x 1.09m)

Which comprises, low flush W.C. Contemporary wash hand basin with storage cupboard under. Fully tiled walls and floor. Contemporary vertical radiator.

**FIRST FLOOR LANDING**

With doors to various Rooms. Coving to ceiling. Contemporary vertical radiator. Carpet.

**MASTER BEDROOM** 13' 0" x 13' 0" (3.96m x 3.96m)

With double glazed window to rear with made to measure plantation blinds. Built in sliding fitted mirrored wardrobes. Coving to ceiling. Contemporary radiator. Carpet. Door to :

**EN-SUITE** 8' 2" x 6' 7" (2.49m x 2.01m)

With his and hers contemporary wash hand basins with mixer taps and storage cupboards under. Low flush W.C. Large shower cubicle with rain shower. Heated towel rail. Fully tiled walls and floor. Obscured double glazed window to rear.



**BEDROOM TWO** 13' 4" x 9' 11" (4.06m x 3.02m)

With double glazed window to front with made to measure plantation blinds. Contemporary radiator. Coving to ceiling. Sliding fitted mirrored wardrobes. Carpet.

**FAMILY BATHROOM** 9' 3" x 7' 10" (2.82m x 2.39m)

With tiled panelled bath with contemporary mixer tap. Contemporary wash hand basin with mixer tap and storage cupboard under. Shower cubicle with rain shower. Contemporary vertical radiator with mirror. Fully tiled walls and floor. Low flush W.C. Obscured double glazed window to rear. Built in airing cupboard housing hot water tank.

**BEDROOM THREE** 13' 0" x 9' 9" (3.96m x 2.97m)

With double glazed window to front, with made to measure plantation blinds. Built in sliding fitted mirrored wardrobes. Contemporary radiator. Laminate wood effect flooring. (Currently being used as a dressing room).

**SECOND FLOOR LANDING**

With doors to various rooms. Loft access. Carpet.

**BEDROOM FOUR** 14' 7" x 13' 0" (4.44m x 3.96m)

With double glazed windows to both front and rear. Contemporary radiator. Laminate wood effect flooring. Storage space within the eaves.



**BEDROOM FIVE** 14' 8" x 10' 0" (4.47m x 3.05m)

With double glazed windows to both front and rear. Storage within the eaves. Contemporary radiator. Coving to ceiling. Laminate wood effect flooring.

**SECOND BATHROOM** 6' 8" x 6' 0" (2.03m x 1.83m)

Comprises panelled bath with contemporary mixer tap. Rain shower and screen. Low flush W.C. Contemporary wash hand basin with mixer tap and storage cupboard under. Fully tiled walls and floor. Contemporary vertical radiator. Obscured double glazed window to rear.

**EXTERIOR** 80' 0" x 60' 0" (24.37m x 18.27m)

The property has a well kept front garden with railings. To the side is the driveway which is accessed by electric gates which lead to two detached garages with electric roller shutters. The rear garden is part decking, part lawn and part paved and is of a good size (Measurements are approx.)



## 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.



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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.

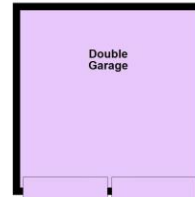
These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	75   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



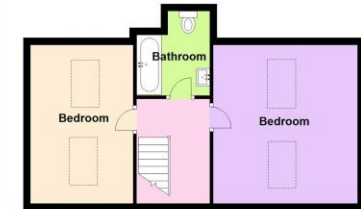
Ground Floor



First Floor



Second Floor



All details are used only as a guide to the layout.  
Plan produced using PlanUp.