



Horndon-On-The-Hill £665,000



Ventana, Orsett Road, Horndon-On-The-Hill, Essex, SS17 8NS

A DECEPTIVELY SPACIOUS FOUR POSSIBLE FIVE BEDROOM DETACHED HOUSE SITUATED WITHIN THIS SOUGHT VILLAGE WITH SUPERB SOUTHERLY VIEWS ACROSS TO KENT AND EXCELLENT OPEN PLAN LIVING AND MASTER BEDROOM SUITE WITH DRESSING ROOM. EARLY VIEWING ADVISED. EPC: C.

- ❖ ENTRANCE HALL
- ❖ OPEN PLAN LOUNGE/DINING ROOM
- ❖ MASTER BEDROOM SUITE
- ❖ FAMILY BATHROOM
- ❖ SOUTHERLY REAR GARDEN
- ❖ VILLAGE LOCATION
- ❖ CLOAKROOM
- ❖ KITCHEN
- ❖ THREE FURTHER BEDROOMS
- ❖ DOUBLE LENGTH GARAGE
- ❖ FRONT GARDEN WITH PARKING

RECESSED PORCH

Double glazed door to:

ENTRANCE HALL

Radiator. Fitted carpet. Built in double cupboard. Door to garage.

CLOAKROOM

Heated towel rail. Fitted carpet. Wall mounted wash hand basin. Low flush WC. Tiling to walls. Extractor fan.

LOUNGE/DINING ROOM 26' 1" x 16' 4" (7.94m x 4.97m)

Double glazed window to side. Four radiators. Coving to ceiling. Fitted carpet. Power points. Feature ornamental fireplace with marble surround. Stairs to first floor. Double glazed patio doors to garden with superb views.

KITCHEN 11' 0" x 8' 1" (3.35m x 2.46m)

Double glazed window to front. Tiled flooring with underfloor heating. Inset lighting to ceiling. Power points. Range of white high gloss base and eye level units with granite work surfaces. Inset sink unit with mixer tap. Built in oven and microwave. Hob with extractor fan over. Integrated fridge, dishwasher and washer dryer. Cupboard housing boiler (Not tested). Double glazed door to side.



LANDING

Fitted carpet. Access to loft space being part boarded. Airing cupboard with hot water tank.

MASTER BEDROOM 16' 4" x 14' 11" (4.97m x 4.54m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.

DRESSING ROOM/BEDROOM FIVE 8' 3" x 6' 4" (2.51m x 1.93m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of built in wardrobes with hanging and shelf space.

EN SUITE

Obscure double glazed window. Heated towel rail. Fitted carpet. White suite comprising of low flush WC. Pedestal wash hand basin. Shower cubicle with mixer shower. Tiling to walls with border tile.

BEDROOM TWO 13' 0" x 9' 6" (3.96m x 2.89m)

Double glazed window to rear with far reaching views. Radiator. Coving to ceiling. Fitted carpet. Power points.



BEDROOM THREE 12' 10" x 8' 3" (3.91m x 2.51m)

Double glazed window to rear with views. Radiator. Coving to ceiling. Fitted carpet. Power points. Fitted wardrobes.

BEDROOM FOUR 9' 5" x 6' 5" (2.87m x 1.95m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Bath with mixer shower over. Tiling to walls with border tile.

REAR GARDEN Approaching 50' (15.23m)

Southerly rear garden with superb views towards Kent. Immediate paved patio leading to lawn with well stocked flower and shrub borders. Feature stone bed. Gated side entrances. Shed.

FRONT GARDEN

Mainly block paved providing parking for three vehicles with the remainder laid to lawn. A variety of shrubs and trees.

GARAGE 29' 10" x 8' 3" (9.09m x 2.51m)

Double length garage with electric up and over door. Base and eye level units. Power and light. Door to garden.



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.



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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 sq.m.) approx.
Made with floorplan 13/21