



Chafford Hundred £695,000



ENTRANCE HALL

Radiator. Tiled flooring with under floor heating. Built in storage cupboard. Staircase rising to first floor. Spotlighting.

LOUNGE 21' 4" x 11' 7" (6.50m x 3.53m)

Upvc double glazed box bay window to front. Two radiators. Fitted carpet. Dimmable spotlighting.

CONSERVATORY 12' 3" x 11' 2" (3.73m x 3.40m)

Brick and Upvc construction. Double glazed windows to sides and rear. Electric heater. Ceiling blinds. Glazed double doors to side.

DINING ROOM 10' 8" x 9' 9" (3.25m x 2.97m)

Upvc double glazed box bay window to front. Radiator. Tiled floor with under floor heating.

CLOAKROOM

Radiator. Low flush WC. Wash basin. Tile splash backs. Extractor fan.

KITCHEN / BREAKFAST ROOM 11' 3" x 10' 7" (3.43m x 3.22m)

Upvc double glazed box bay window to rear. Upvc double glazed window to side. Tiled flooring with under floor heating. Double radiator. Spotlighting. Range of gloss effect patterned upper and lower level units. Integrated double oven with five ring gas hob. Extractor canopy over. Stainless sink unit inset in to wooden work surface. Tile splash backs. Integrated dishwasher and fridge freezer.

UTILITY ROOM 6' 6" x 5' 8" (1.98m x 1.73m)

Part glazed door to rear. Tiled flooring with under floor heating. Matching upper and lower level units. Stainless steel sink unit inset in to wooden work surface. Tile splash backs. Integrated washing machine.



FIRST FLOOR LANDING

Access to second floor. Radiator. Fitted carpet. Built in airing cupboard.

BEDROOM ONE 15' 6" x 10' 1" (4.72m x 3.07m)

Upvc double glazed window to front. Two separate fitted double wardrobes. Fitted carpet.

EN-SUITE

Obscure Upvc double glazed window to rear. Radiator. Tiled flooring. Fitted four piece suite comprising of: Low flush WC. Shower cubicle. Panelled bath. Vanity sink bowl. Extractor fan. Spotlighting. Shaver point.

BEDROOM TWO 12' 7" x 11' 8" (3.83m x 3.55m)

Upvc double glazed window to front. Radiator. Fitted carpet.

EN-SUITE

Obscure Upvc double glazed window to front. Radiator. Tiled flooring. Fitted suite comprising of: Low flush WC. Corner shower cubicle. Wash basin. Tile splash backs. Extractor fan. Shaver point.

BEDROOM FIVE 11' 4" max x 8' 7" (3.45m x 2.61m)

Upvc double glazed window to rear. Radiator. Fitted carpet.

BATHROOM

Obscure Upvc double glazed window to rear. Chrome heated towel rail. Tiled flooring. Partly tiled walls. Spotlighting. Extractor fan. Shaver point. Fitted suite comprising of: Vanity sink unit. Panelled bath with inset shower over and shower screen.

SECOND FLOOR LANDING

Loft access. Radiator. Fitted carpet.



19 Chichester Close, Chafford Hundred, Grays, Essex, RM16 6DJ

BEDROOM THREE 18' 3" max x 11' 9" (5.56m x 3.58m)

Upvc double glazed window to front. Velux window to rear. Two double radiators. (Some restricted head height).

BEDROOM FOUR 18' 3" x 10' 10" (5.56m x 3.30m)

Velux window to rear. Upvc double glazed window to front. Two double radiators. Fitted carpet. Built in eaves storage cupboard. (Some restricted head height).

BATHROOM

Obscure Upvc double glazed window to rear. Radiator. Extractor fan. Fitted suite comprising of: Low flush WC. Panelled bath with mixer tap and shower attachment. Shower screen. Vanity wash basin. Tile splash backs. Wood effect flooring.

REAR & SIDE GARDEN

Commences with immediate paved patio area. Various raised flower beds between lawned and shingled areas. Raised decking area sunken feature pond. Courtesy door to garage. Timber shed. Backing on to woodland edge.

Side garden is mainly laid to lawn. Pedestrian side access.

DOUBLE GARAGE

Two separate up and over doors. Power and lighting. Eaves storage space.

FRONTAGE

Open plan by design. Incorporates driveway to garage.



AGENT NOTE

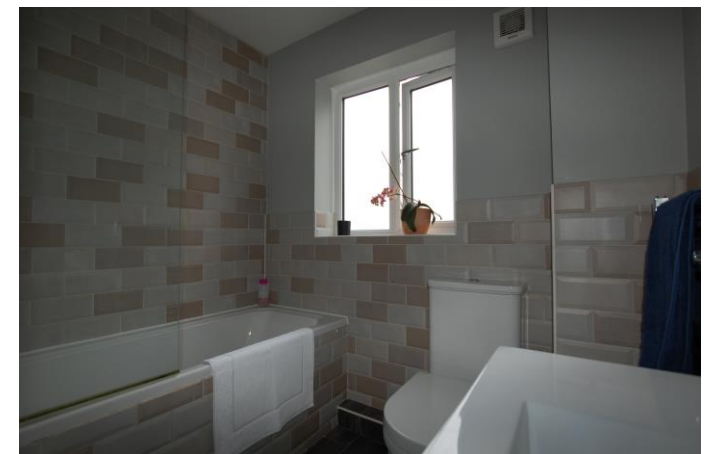
1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

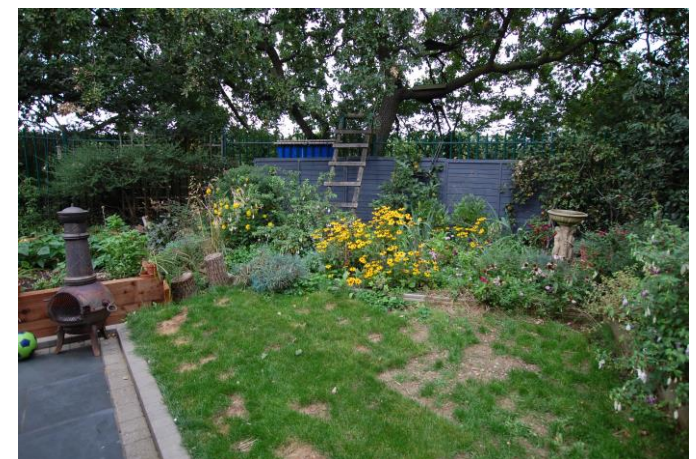
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.

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.



19 Chichester Close, Chafford Hundred, Grays, Essex, RM16 6DJ



19 Chichester Close, Chafford Hundred, Grays, Essex, RM16 6DJ



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



19, Chichester Close, Chafford Hundred, GRAYS, RM16 6DJ

Dwelling type: Detached house
Date of assessment: 11 September 2020
Date of certificate: 13 September 2020
Reference number: 0274-2829-7110-2090-0731
Type of assessment: RdSAP, existing dwelling
Total floor area: 172 m²

Use this document to:

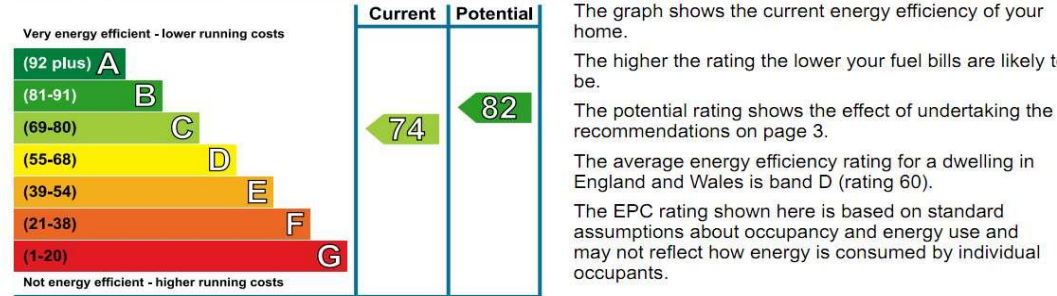
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,970
Over 3 years you could save	£ 138

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 405 over 3 years	
Heating	£ 2,178 over 3 years	£ 2,193 over 3 years	
Hot Water	£ 387 over 3 years	£ 234 over 3 years	
Totals	£ 2,970	£ 2,832	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Solar water heating	£4,000 - £6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,050

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.