



Orsett Heath £545,000



5 Orsett Heath Crescent, Orsett Heath, Essex, RM16 4UY

AN OUTSTANDING AND EXTENDED THREE BEDROOM SEMI DETACHED CHALET STYLE PROPERTY SITUATED IN A POPULAR TURNING WHICH OFFERS SUPERB KITCHEN/FAMILY ROOM, MASTER BEDROOM SUITE WITH BATHROOM TO THE FIRST FLOOR, ALL FINISHED TO AN EXCELLENT STANDARD THROUGHOUT. HIGHLY RECOMMENDED. EPC: TBC.

- ❖ SPACIOUS ENTRANCE HALL
- ❖ KITCHEN/FAMILY ROOM
- ❖ TWO GROUND FLOOR BEDROOMS
- ❖ FIRST FLOOR MASTER BEDROOM SUITE WITH BATHROOM
- ❖ GARAGE
- ❖ LOUNGE
- ❖ UTILITY ROOM
- ❖ WET ROOM
- ❖ OWN DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- ❖ FRONT AND REAR GARDENS

ENTRANCE PORCH

Double glazed to three aspects. Inset lighting to ceiling. Laminated flooring.

SPACIOUS ENTRANCE HALL

Radiator. Coved ceiling. Tiled flooring. Power points. Stairs to first floor with cupboard under.

LOUNGE 17' 11" x 14' 6" (5.46m x 4.42m)

Double glazed leadlight windows to rear with central French doors. Underfloor heating. Coved ceiling. Fitted carpet. Power points.

KITCHEN/FAMILY ROOM 20' 11" x 15' 0" (6.37m x 4.57m)

Double glazed leadlight windows to rear with central French doors. Coving to ceiling with inset lighting. Tiled flooring with underfloor heating. Range of high gloss base and eye level units with Quartz work surfaces. Built in oven, microwave, plate warmer and induction hob with canopy over. Integrated fridge and freezer. Concealed lighting. Tiled splashbacks. Island unit with Quartz work surface. Inset sink with mixer tap. Integrated dishwasher and wine chiller. Power points.

UTILITY ROOM 10' 0" x 9' 6" (3.05m x 2.89m)

Double glazed leadlight window to rear. Tiled flooring with underfloor heating. Base and eye level units with complimentary work surfaces. Inset sink with mixer tap. Recess and plumbing for washing machine. Integrated fridge and freezer. Coved ceiling with inset lighting. Tiled splashbacks. Power points. Door to garage. Double glazed leadlight door to garden.



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BEDROOM TWO 14' 1" x 10' 8" (4.29m x 3.25m)

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

BEDROOM THREE 11' 0" x 10' 10" (3.35m x 3.30m)

Double glazed leadlight window to front. Coved ceiling with inset lighting. Range of built in wardrobes. Laminated flooring. Radiator. Power points.

WET ROOM

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring with underfloor heating. White suite comprising of fitted units with vanity wash hand basin with cupboards under. Concealed cistern WC. Large walk in shower with mixer shower over, shower screen and seat. Tiling to walls.

LANDING

Obscure double glazed leadlight window. Velux window to front. Radiator. Fitted carpet. Power points. Eaves storage. Access to loft space.

MASTER BEDROOM 14' 9" x 13' 8" (4.49m x 4.16m)

Double glazed leadlight window to rear. Two Velux windows to front. Radiator. Inset lighting to ceiling. Fitted carpet. Extensive range of fitted double and single wardrobes with hanging and shelf space. Eaves storage.



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BATHROOM

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of 'P' shaped bath with mixer shower over. Vanity wash hand basin with cupboard under. Concealed cistern WC. Tiling to walls with vertical border.

REAR GARDEN

Immediate paved patio leading to lawn with flower and shrub borders. Outside tap, lighting and power points. Side entrance via double gates.

FRONT GARDEN

Resin driveway providing parking for several vehicles with remainder being artificial lawn. Flower and shrub borders.

GARAGE 20' 9" x 10' 4" (6.32m x 3.15m)

Electric roller shutter door. Water tap. Power and light. Boiler (Not tested).



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. We understand there is a right of way for access to the substation to the rear.



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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 believed 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.

