



Orsett £725,000



## Buckhurst, Rectory Road, Orsett, Essex, RM16 3EH

A SPACIOUS FOUR BEDROOM FAMILY HOME SITUATED IN THE HEART OF ORSETT VILLAGE WHICH OFFERS TASTEFUL ACCOMMODATION AND SCOPE TO EXTEND SUBJECT TO LOCAL PLANNING CONSENT. EARLY VIEWING ADVISED. EPC: D.

- ❖ SPACIOUS ENTRANCE HALL
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ FOUR BEDROOMS
- ❖ REAR GARDEN
- ❖ PARKING FOR SEVERAL VEHICLES
- ❖ CLOAKROOM
- ❖ DINING ROOM
- ❖ UTILITY ROOM
- ❖ FAMILY BATHROOM
- ❖ ATTACHED DOUBLE GARAGE



## **CANOPIED ENTRANCE PORCH**

Double glazed door to:

## **ENTRANCE HALL**

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

## **CLOAKROOM**

Obscure double glazed window. Heated towel rail. Tiled flooring. Wall mounted vanity wash hand basin with drawer space under. Low flush WC.

## **LOUNGE** 21' 1" x 12' 2" (6.42m x 3.71m)

Double glazed windows to front and side. Two radiators. Coved ceiling. Fitted carpet. Power points. Feature fireplace with slate hearth, fitted gas Stove (Not tested). Fitted book shelving with cupboards under.

## **DINING ROOM** 11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed patio doors to rear. Radiator. Coved ceiling. Wood block flooring. Power points.



**KITCHEN** 11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to rear. Laminated wood flooring. Power points. Range of base and eye level units with granite work surface. Inset one and one half sink unit with mixer tap. Built in oven, microwave and hob with extractor fan over. Recesses for appliances.

**UTILITY ROOM** 11' 9" x 6' 10" (3.58m x 2.08m)

Double glazed doors to front and rear. Skylight window. Radiator. Laminated wood flooring. Power points. Range of base and eye level units with complimentary work surface. Inset stainless steel sink unit with mixer tap. Tiled splashbacks. Boiler (Not tested). Recesses for appliances. Door to garage.

**LANDING**

Double glazed full height window to side. Fitted carpet. Power points. Access to loft being part boarded.

**BEDROOM ONE** 11' 10" x 10' 5" (3.60m x 3.17m)

Double glazed window to side. Radiator. Coved ceiling. Fitted carpet. Power points. Range of double and single wardrobes with hanging and shelf space.

**BEDROOM TWO** 11' 5" x 9' 7" (3.48m x 2.92m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Vanity wash hand basin with cupboard under. Built in double wardrobes.



**BEDROOM THREE** 12' 4" x 9' 0" (3.76m x 2.74m)

Double glazed window to front. Radiator. Built in wardrobe with hanging and shelf space.

**BEDROOM FOUR** 11' 6" x 9' 0" (3.50m x 2.74m)

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

**BATHROOM**

Obscure double glazed windows. Radiator. Inset lighting to ceiling. Laminated wood flooring. White suite comprising of panelled bath with tiled surround. Vanity wash hand basin with drawer space under. Low flush WC. Tiled shower cubicle with mixer shower.

**REAR GARDEN** Approximately 69' (21.02m)

Immediate paved patio leading to lawn with flower and shrub borders. Fenced and walled boundaries. Gated side entrance.

**FRONT GARDEN**

Own driveway providing parking for two vehicles. Further stone driveway for one vehicle. Laurel hedge.





**DOUBLE GARAGE 20' 3" x 14' 6" (6.17m x 4.42m)**

Electric roller shutter door. Power and light.

**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. As per the Estate Agents Act we must notify all interested parties that the vendor of this property is known to the director of Chandler & Martin. 7. The photos being used are from a previous marketing campaign.



**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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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