



Chandler
Martin
01375 891007
FOR SALE
www.chandlerandmartin.co.uk

CHERRY TREE

Horndon on the Hill £425,000



ENTRANCE HALL

Obscure double glazed window. Radiator. Coved ceiling. Laminated wood flooring. Staircase to first floor. Built in storage cupboard.

LOUNGE 16' 2" x 11' 2" (4.92m x 3.40m)

Double glazed Georgian bay window to front. Radiator. Coved ceiling with inset lighting. Laminated wood flooring. Power points. Feature fire recess.

KITCHEN/DINING ROOM 17' 2" x 9' 11" (5.23m x 3.02m)

Double glazed window to rear. Inset lighting to ceiling. Laminated wood flooring. Power points. Range of Shaker design base and eye level units with granite work surfaces. Inset Villeroy and Boch sink with mixer tap. Built in Whirlpool appliances to include double oven, microwave and hob with extractor fan over. Integrated dishwasher. Cupboard housing boiler (Not tested) and plumbing for automatic washing machine. Recess for American style fridge/freezer. Open to:

CONSERVATORY 12' 7" x 8' 6" (3.83m x 2.59m)

Double glazed to two aspects with French doors to garden. Radiator. Polycarbonate roof. Laminated flooring.

LANDING

Double glazed Georgian window. Built in storage cupboard. Access to loft with light and part boarded.

BEDROOM ONE 14' 0" x 10' 8" (4.26m x 3.25m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points.



BEDROOM TWO 12' 0" x 10' 6" (3.65m x 3.20m)

Double glazed window to rear. Radiator. Coved ceiling. Laminated wood flooring.

BEDROOM THREE 10' 1" > 8' 2" x 6' 6" (3.07m > 2.49m x 1.98m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points. High level wardrobe cupboard.

BATHROOM

Double glazed window to rear. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of panelled bath with mixer shower attachment. Vanity wash hand basin. Low flush WC. Complimentary tiling to walls.

REAR GARDEN Approaching 60' (18.27m)

Immediate deck patio leading to lawn with raised flower and shrub borders. Further circular patio area. Shed. Access to rear.

FRONT GARDEN

Stone bed with Box hedge boundary. Path.

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



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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.



CherryTree, High Road, Horndon-On-The-Hill, Essex, SS17 8LN



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.



Cherry Tree, High Road, Horndon-on-the-Hill, STANFORD-LE-HOPE, SS17 8LN

Dwelling type: End-terrace house **Reference number:** 9378-9922-7219-0632-1964
Date of assessment: 13 November 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 November 2012 **Total floor area:** 95 m²

Use this document to:

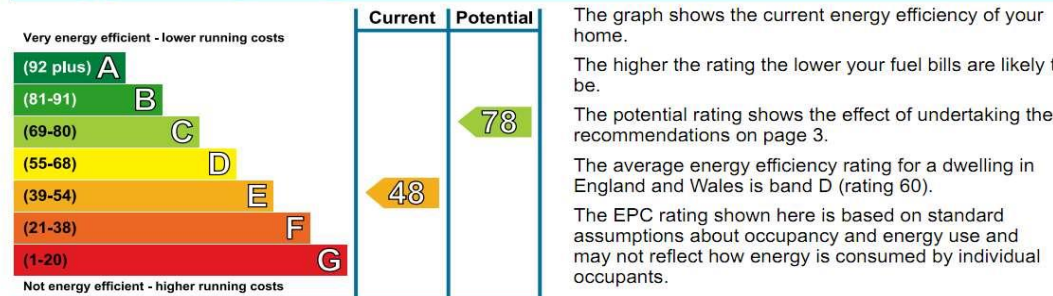
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,657
Over 3 years you could save	£ 1,470

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 153 over 3 years	
Heating	£ 3,033 over 3 years	£ 1,845 over 3 years	
Hot Water	£ 321 over 3 years	£ 189 over 3 years	
Totals	£ 3,657	£ 2,187	

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 Internal or external wall insulation	£4,000 - £14,000	£ 747
2 Floor Insulation	£800 - £1,200	£ 135
3 Low energy lighting for all fixed outlets	£80	£ 129

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.