



Orsett £595,000



The Grove, Grosvenor Road, Orsett, Essex, RM16 3BT

A DECEPTIVELY SPACIOUS AND EXTENDED FOUR/FIVE BEDROOM DETACHED HOUSE SITUATED IN THIS POPULAR TURNING WHICH OFFERS EXCELLENT SIZED FAMILY ACCOMMODATION AND SUPERB KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS TO GARDEN. EPC: C.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/FAMILY ROOM
- ❖ FOUR BEDROOMS
- ❖ PLAYROOM/BEDROOM FIVE
- ❖ DRIVEWAY

- ❖ LOUNGE
- ❖ UTILITY ROOM
- ❖ BATHROOM
- ❖ SHOWER ROOM
- ❖ REAR GARDEN

ENTRANCE HALL

Double glazed door to entrance hall. Radiator. Laminated flooring. Stairs to first floor with glass balustrade.

LOUNGE 15' 10" x 9' 4" (4.82m x 2.84m)

Double glazed window to front with shutters. Cast iron radiator. Inset lighting to covered ceiling. Fitted carpet. Media wall with ornamental fire. Power points.

KITCHN/FAMILY ROOM 22' 6" x 21' 8" > 16' 4" (6.85m x 6.60m > 4.97m)

Bi-fold doors to rear. Two radiators. Inset lighting to ceiling. Tiled flooring. Power points. A range of base and eye level units with complimentary wok surfaces. Inset stainless steel sink with mixer tap. Built in double oven. Integrated fridge and freezer. Island unit with built in induction hob and concealed extractor fan. Lantern roof. Concealed lighting.

UTILITY ROOM 7' 7" x 4' 9" (2.31m x 1.45m)

Inset lighting to ceiling. Radiator. Tiled flooring. Base and eye level units with complimentary work surface. Recess and plumbing for washing machine. Power points.

PLAYROOM/BEDROOM FIVE 13' 7" x 7' 0" (4.14m x 2.13m)

Double glazed window to front with shutters. Electric radiator. Inset lighting to ceiling. Laminated flooring. Power points. Door to:



SHOWER ROOM

Tiled flooring. White suite comprising of concealed cistern W.C. Vanity wash hand basin. Corner shower with mixer shower.

LANDING

Inset lighting to coved ceiling. Fitted carpet. Access to loft space.

BEDROOM ONE 12' 11" x 8' 9" (3.93m x 2.66m)

Double glazed window to rear. Radiator. Inset lighting to coved ceiling. Fitted carpet. Power points. Built in wardrobe.

BEDROOM TWO 15' 4" x 6' 11" (4.67m x 2.11m)

Double glazed windows to front and rear. Radiator. Inset lighting to ceiling. Fitted carpet. Power points.

BEDROOM THREE 11' 3" x 6' 6" (3.43m x 1.98m)

Double glazed window to front. Radiator. Inset lighting to coved ceiling. Fitted carpet. Power points. Built in wardrobe.

BEDROOM FOUR 9' 6" x 6' 6" (2.89m x 1.98m)

Double glazed window to rear. Radiator. Inset lighting to coved ceiling. Fitted carpet. Power points.

BATHROOM

Two obscure double glazed windows. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of shower cubicle with mixer shower. Concealed cistern W.C. Vanity wash hand basin with cupboard under. Bath with central mixer tap. Tiling to walls.



REAR GARDEN

Extensive decked patio area leading to lawn. Raised flower and shrub border.

CABIN 12' 0" x 8' 0" (3.65m x 2.44m)

Double glazed window. Power and light.

FRONT GARDEN

Off street parking for two cars. Tenure: Freehold Council Tax Band: E



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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All details are used only as a guide to the layout.
Plan produced using PlanUp.