



North Stifford £745,000



## 29 Harrington Crescent, North Stifford, Essex, RM16 5UY

AN OUTSTANDING FIVE BEDROOM DETACHED HOUSE SITUATED IN AN ENVIABLE LOCATION WITHIN THIS SOUGHT AFTER DEVELOPMENT WHICH HAS BEEN EXTENDED TO PROVIDE A SUPERB KITCHEN/FAMILY ROOM, TWO RECEPTION ROOMS AND EN-SUITE TO A MAGNIFICENT MASTER BEDROOM. EARLY VIEWING ADVISED. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ STUDY
- ❖ CLOAKROOM
- ❖ BATHROOM
- ❖ FOUR FURTHER BEDROOMS
- ❖ UTILITY ROOM
- ❖ PARKING FOR FOUR VEHICLES
- ❖ LOUNGE
- ❖ KITCHEN/FAMILY ROOM
- ❖ LANDING
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ SHOWER ROOM
- ❖ GARAGE
- ❖ REAR GARDEN

### **ENTRANCE HALL**

Approached via double glazed door. Boxed radiator. Coving to ceiling. Laminate flooring. Power points. Stairs to first floor. Double doors leading to Lounge.

### **LOUNGE** 20' 5" x 10' 10" (6.22m x 3.30m)

Double glazed window to front. Two radiators. Coving to ceiling with inset lighting. Power points. Feature stone fireplace with gas fire (Not tested). Double glazed French doors to kitchen/family room.

### **STUDY/PLAYROOM** 11' 7" x 8' 9" (3.53m x 2.66m)

Double glazed window to front. Boxed radiator. Coving to ceiling. Laminate flooring. Power points.

### **KITCHEN/FAMILY ROOM** 25' 6" x 16' 10" (7.77m x 5.13m)

Double glazed Bi-fold doors leading to garden. Boxed radiator. Inset lighting to ceiling. Half vaulted ceiling with two sky light windows. Laminate flooring. A range of high gloss base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in fan oven and microwave. Induction hob with extractor fan over. Integrated dishwasher. Water softener. Recess for American style fridge freezer. Heat exchange unit. Built in storage cupboard.

### **CLOAKROOM**

Heated towel rail. Laminate flooring. White vanity wash hand basin with cupboard under. Low flush W.C. Tiling to walls.



## LANDING

Double glazed windows to front and rear. Radiator. Fitted carpet. Airing cupboard housing lagged hot water tank. Double doors to master bedroom.

## MASTER BEDROOM 18' 9" x 12' 9" max (5.71m x 3.88m max)

Two double glazed windows to front. Two radiators. Coving to ceiling. Fitted carpet. Power points. Built in wardrobe.

## EN-SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of double shower cubicle. Concealed cistern W.C. Wall mounted wash hand basin. Tiling to walls.

## BEDROOM TWO 11' 0" x 8' 8" (3.35m x 2.64m)

Double glazed window to front. Radiator. Fitted carpet. Power points. A range of fitted wardrobes with hanging and shelf space.

## BEDROOM THREE 10' 9" x 9' 2" (3.27m x 2.79m)

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



## **BATHROOM**

Obscure double glazed window. Heated towel rail. Inset lighting. Tiled flooring. White suite comprising of double ended bath and central mixer tap. Low flush W.C. Vanity wash hand basin. Double walk in shower with mixer shower over. Tiling to walls.

## **SECOND FLOOR LANDING**

Velux window. Eaves storage. Fitted carpet.

## **BEDROOM FOUR** 21' 11" x 9' 9" max (6.68m x 2.97m max)

Three Velux windows to front. Two Radiators. Fitted carpet. Power points. Eaves storage cupboards.

## **BEDROOM FIVE** 15' 7" x 11' 1" (4.75m x 3.38m)

Four velux windows. Radiator. Fitted carpet. Power points. Eaves storage. Access to boarded loft with ladder.

## **SHOWER ROOM**

Velux window. Heated towel rail. Tiled flooring. White suite comprising of vanity wash hand basin with drawer under. Low flush W.C. Corner shower with mixer shower over. Tiling to walls.



## **REAR GARDEN**

Paved patio leading to artificial lawn. Fenced boundaries. Personal door to utility room.

## **UTILITY ROOM** 8' 8" x 8' 7" (2.64m x 2.61m)

Double glazed window to rear. A range of base and eye level units with complimentary work surfaces. Inset sink with mixer tap. Recesses for appliances. Tiled splashbacks.

## **FRONT GARDEN/DRIVEWAY**

Wrought Iron fencing. Artificial lawn. Pathway to front door. Parking for four vehicles.

## **FORMER GARAGE/STORAGE ROOM**

Power and light. Roller shutter door.

## **PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax Band: F. EPC: TBC.



## 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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