



Grays £365,000



## 20 Hodges Close, Chafford Hundred, Grays, Essex, RM16 6EN

IN A TUCKED AWAY SPOT IS THIS ATTRACTIVE DOUBLE FRONTED THREE BEDROOM SEMI DETACHED PROPERTY SET WITHIN EASY REACH OF CHAFFORD HUNDRED C2C RAIL SERVICE AND A VAST NUMBER OF AMENITIES INCLUDING CHAFFORD HUNDRED'S HIGH ACHIEVING CAMPUS SCHOOL. VIEWING RECOMMENDED. EPC. C.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ FAMILY BATHROOM
- ❖ GARAGE AND PARKING
- ❖ CLOAK ROOM
- ❖ DINING ROOM
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ TWO FURTHER BEDROOMS
- ❖ SOUTHERLY FACING REAR GARDEN



### **ENTRANCE HALL**

Door to front. Coved ceiling. Laminated wood flooring. Understairs storage cupboard. Radiator. Door to rear. Stairs to first floor. Laminate flooring. Nest heating control panel.

### **CLOAKROOM**

Obscure double glazed window to rear. Two piece suite comprising of low flush WC. Wash hand basin. Lino wood effect flooring. Radiator.

### **LOUNGE** 18' 3" x 9' 5" (5.56m x 2.87m)

Double glazed window to front. Coved ceiling with electric fire with surround. Laminated wood flooring. Double glazed patio doors to rear.

### **DINING ROOM** 8' 9" x 8' 0" (2.66m x 2.44m)

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

### **KITCHEN** 9' 2" x 7' 11" (2.79m x 2.41m)

Double glazed window to rear. Range of base and eye level units with complimentary work surface. Inset stainless steel sink/drainer with mixer tap. Oven and hob with extractor fan over. Integrated fridge freezer and dishwasher. Part tiling to walls. Tiled flooring.



**FIRST FLOOR LANDING**

Double glazed window to rear. Built in airing cupboard. Radiator. Access to loft. Fitted carpet.

**BEDROOM ONE** 11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed window to front. Double built in wardrobes. Laminated wood flooring. Radiator.

**EN-SUITE**

Obscure double glazed window. Re fitted three piece suite comprising of low flush WC. Vanity wash hand basin. Shower cubicle. Tile flooring. Tiling to walls. Chrome heated towel rail. Extractor fan.

**BEDROOM TWO** 9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to front. Fitted carpet. Radiator.

**BEDROOM THREE** 8' 3" x 6' 5" (2.51m x 1.95m)

Double glazed window to rear. Fitted carpet. Radiator.



## **FAMILY BATHROOM**

Obscure double glazed window. Three piece suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Laminated wood flooring. Chrome heated towel rail. Lino wood effect flooring.

## **REAR GARDEN**

Immediate decked area with shrub beds. Mainly shingled. Shed to rear. Side access.

## **GARAGE**

Located to front of the property via own drive. Up and over door. Power and lighting. Eave storage space.

## **FRONTAGE**

Open plan design.





**AGENT 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 that there is an annual maintenance charge to Greenbelt for maintaining the surrounding woodland.



**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 Performance Certificate



20, Hodges Close, Chafford Hundred, GRAYS, RM16 6EN

**Dwelling type:** Semi-detached house      **Reference number:** 8067-7623-1070-3187-9922  
**Date of assessment:** 23 July 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 23 July 2013      **Total floor area:** 84 m<sup>2</sup>

**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

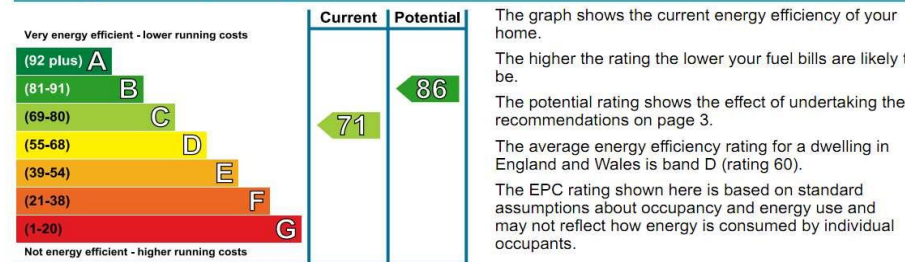
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,893</b>
<b>Over 3 years you could save</b>	<b>£ 327</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 153 over 3 years	
Heating	£ 1,350 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 282 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 1,893</b>	<b>£ 1,566</b>	

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 Floor Insulation	£800 - £1,200	£ 66
2 Low energy lighting for all fixed outlets	£50	£ 93
3 Replace heating unit with condensing unit	£2,200 - £3,000	£ 93

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.