



North Stifford Village £895,000



RECESSED PORCH

Double glazed door to:

ENTRANCE HALL

Boxed radiator. Coving to ceiling. American Oak flooring. Power points. Spindled staircase to first floor with cupboard under.

WET ROOM

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. Walk in shower area with mixer shower and screen. Low flush WC. Wall mounted wash hand basin with drawer space under.

LOUNGE 18' 5" x 11' 10" (5.61m x 3.60m)

Double glazed leadlight bay window to front. Radiator. Coving to ceiling. American Oak flooring. Power points. Feature Marble fireplace and hearth with fitted gas fire (Not tested).

DINING ROOM 10' 11" x 10' 1" (3.32m x 3.07m)

Double glazed leadlight bay window to front. Radiator. American Oak flooring. Power points. Coving to ceiling.

KITCHEN/FAMILY ROOM 22' 6" x 11' 6" (6.85m x 3.50m)

Double glazed window to rear. Radiator. Coved ceiling with inset lighting. Tiled flooring. Range of Shaker design base and eye level units with granite work surfaces. Tiled splashbacks. Inset one and one half sink unit with mixer tap. Recess for range style cooker with extractor fan over and tiled surround. Integrated dishwasher and microwave. Island unit with granite work surface. Recess for American style fridge/freezer. Power points. Double glazed French doors to garden.



6 Sherwood, North Stifford, Essex, RM16 5UD

UTILITY ROOM 9' 0" x 8' 3" (2.74m x 2.51m)

Half double glazed door to rear. Radiator. Coving to ceiling. Tiled flooring. Power points. Range of base and eye level units complimentary work surfaces. Recess and plumbing for washing machine.

LANDING

Fitted carpet. Airing cupboard with lagged tank. Access to loft space.

MASTER BEDROOM 17' 8" x 10' 11" (5.38m x 3.32m) Max.

Double glazed leadlight window to front. Dressing area with a range of double and single fitted wardrobes with hanging and shelf space. Radiator. Coved ceiling. Fitted carpet.

EN SUITE

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of wall mounted vanity wash hand basin with drawer space under and tiled splashback. Concealed cistern WC. Double shower cubicle with mixer shower. Tiling to walls with vertical border tile.

BEDROOM TWO 16' 5" x 8' 11" (5.00m x 2.72m)

Double glazed leadlight windows to front and side. Ladder radiator. Coving to ceiling. Fitted carpet. Power points.

BEDROOM THREE 11' 0" x 10' 4" (3.35m x 3.15m)

Double glazed leadlight windows to two aspects. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of double and single wardrobes with matching dressing table.



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BEDROOM FOUR 10' 11" x 8' 3" (3.32m x 2.51m)

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

FAMILY BATHROOM

White suit comprising of vanity wash hand basin with drawer space under and tiled splashback. Concealed cistern WC. Double ended free standing bath with mixer shower attachment. Tiling to walls. Heated towel rail. Inset lighting to ceiling. Tiled flooring.

ANNEX

LOUNGE/OFFICE 23' 2" x 12' 7" (7.06m x 3.83m)

Two double glazed windows to rear. Radiator. Coved ceiling. Laminated flooring. Power points. Built in cupboard. French doors to garden.

BEDROOM 15' 3" x 8' 2" > 6' 5" (4.64m x 2.49m > 1.95m)

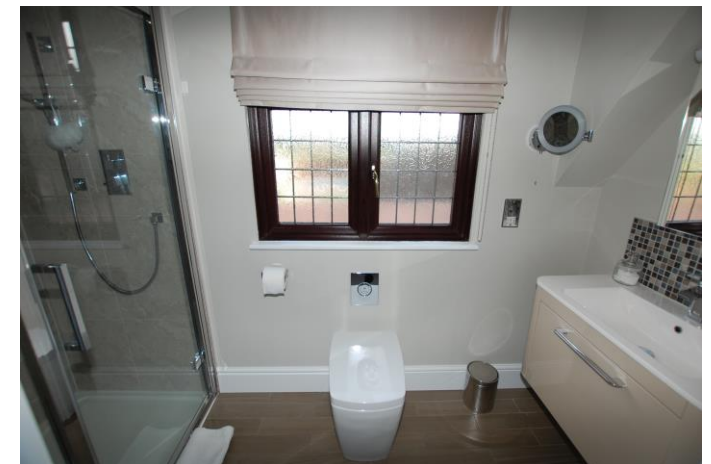
Double glazed leadlight window to front. Coving to ceiling. Radiator. Laminated flooring. Power points.

EN-SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiling to walls and floor. White and grey suite comprising of vanity wash hand basin with drawer under. Shower cubicle with mixer shower. Low flush WC.

REAR GARDEN In excess of 100' (30.46m)

Manicured south facing rear garden with immediate pave patio and path leading to lawns with well stocked flower and shrub borders. Heated swimming pool with pave surround. Gated side entrance.



POOL HOUSE

ENTERTAINMENT ROOM

Double glazed Bi-fold doors to garden. Range of base units with granite work surfaces over. Recesses for two wine coolers. Two radiators. Tiled flooring. Power points.

KITCHEN

Range of white high gloss base and eye level units with complimentary work surfaces. Inset sink with mixer tap. Built in oven. Recesses for appliances. Inset lighting to ceiling. Tiled flooring. Power points.

SHOWER ROOM

Walk in shower area with mixer shower over. Vanity wash hand basin with base and wall units. Low flush WC. Tiling to walls and floor. Boiler (Not tested).

PUMP HOUSE/WORKSHOP

Heating system for pool. Power and light.

FRONT GARDEN

Mainly laid to lawn with shrub border. Block paved driveway providing parking for several vehicles.



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 Sherwood, North Stifford, Essex, RM16 5UD



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



6, Sherwood, North Stifford, GRAYS, RM16 5UD

Dwelling type: Detached house
Date of assessment: 23 May 2019
Date of certificate: 23 May 2019

Reference number: 8041-7625-6310-2437-6926
Type of assessment: RdSAP, existing dwelling
Total floor area: 193 m²

Use this document to:

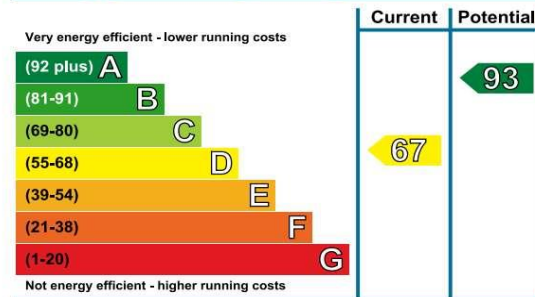
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,996
Over 3 years you could save	£ 1,044

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 375 over 3 years	
Heating	£ 3,099 over 3 years	£ 2,319 over 3 years	
Hot Water	£ 522 over 3 years	£ 258 over 3 years	
Totals	£ 3,996	£ 2,952	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 504
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 327
3 Solar water heating	£4,000 - £6,000	£ 213

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.