



Orsett Guide Price £405,000



53A Welling Road, Orsett, Essex, RM16 3DW

AN OUTSTANDING THREE POSSIBLE FOUR BEDROOM SEMI DETACHED HOUSE SITUATED ON THE POPULAR BEAUCHAMP GATE ORSETT DEVELOPMENT WHICH HAS BEEN EXTENDED TO PROVIDE PLAYROOM/BEDROOM FOUR AND SUPERB LOUNGE/DINING ROOM. EARLY VIEWING ADVISED. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ SUPERB LOUNGE/DINING ROOM
- ❖ PLAYROOM/BEDROOM FOUR
- ❖ TWO FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ EXCELLENT THROUGHOUT
- ❖ CLOAKROOM
- ❖ KITCHEN
- ❖ MASTER BEDROOM
- ❖ BATHROOM
- ❖ OFF STREET PARKING

ENTRANCE HALL

Approached via double glazed door. Radiator. Coving to ceiling. Tiled flooring. Stairs to first floor.

CLOAKROOM

Radiator. Coving to ceiling. Tiled flooring. Paneling to walls. Low flush WC. Vanity wash hand basin with cupboard under.

LOUNGE/DINING ROOM 22' 8" x 14' 10" > 13' 6" (6.90m x 4.52m > 4.11m)

Double glazed Bi-fold doors to rear. Double glazed window to side. Two radiators. Part vaulted ceiling with inset lighting and skylight window. Fitted carpet. Power points.

KITCHEN 12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to front. Laminated flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven and hob with canopy over. Integrated dishwasher, washing machine, fridge and freezer. Tiled splashbacks.

PLAYROOM/BEDROOM FOUR 15' 8" x 7' 10" (4.77m x 2.39m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Vinyl flooring. Power points. Range of base units with complimentary work surfaces. Access to loft space. Double glazed door to rear.



LANDING

Fitted carpet. Power points. Access to loft space.

BEDROOM ONE 10' 10" x 10' 2" max (3.30m x 3.10m max)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in wardrobe. Door to:

WALK IN WARDROBE

(Former en-suite). Obscure double glazed window. Heated towel rail. Fitted carpet. Power points.

BEDROOM TWO 8' 5" x 7' 1" (2.56m x 2.16m)

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

BEDROOM THREE 9' 6" x 6' 2" (2.89m x 1.88m)

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

BATHROOM

Obscure double glazed window. Heated towel rail. Vinyl flooring. White suite comprising of "P" shaped bath with mixer shower over. Low flush WC. Vanity wash hand basin drawer space under. Tiling to walls.



REAR GARDEN Approximately 40' (12.18m)

Mainly laid to lawn with fenced boundaries. Paved patio to rear. Shed. Personal door to playroom/bedroom four.

FRONT GARDEN

Block paved and tarmac driveway providing parking for two 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.



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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.

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