



Horndon on the Hill £297,500



3 Halls Row High Road Horndon On The Hill Essex SS17 8LG

Door to:

LOUNGE 13' 6" x 13' 1" (4.11m x 3.98m)

Georgian window to front. Radiator. A wealth of exposed timbers. Fitted carpet. Power points. Staircase to first floor with cupboard under. Open fireplace with brick hearth and oak mantle. Open beams to kitchen.

KITCHEN/DINING ROOM 13' 5" x 12' 1" (4.09m x 3.68m)

Two Georgian windows to rear. Radiator. Exposed timbers. Tiled flooring. Power points. Range of base units with tiled work surfaces. Inset one and one half sink unit with mixer tap. Exposed brickwork with recess for built in gas hob and oven. Cupboard with plumbing for automatic washing machine. Shelved recess. Cupboard housing boiler (Not tested). Door to garden.

LANDING

Fitted carpet. Built in cupboard.

BEDROOM ONE 13' 0" x 10' 4" (3.96m x 3.15m)

Georgian window to front. Radiator. Exposed timbers. Fitted carpet. Power points.

BATHROOM

Obscure window. Radiator. Exposed timbers. Stained wood floor. White suite comprising of pedestal wash hand basin. Free standing bath with ball and claw feet. Low flush WC. Tiling to walls with border tile. Airing cupboard with lagged hot water tank.



SECOND FLOOR LANDING

Fitted carpet.

BEDROOM TWO 16' 9" > 13'7 x 10' 2" (5.10m > 4.14m x 3.10m)

Georgian window to front. Radiator. Textured ceiling. Fitted carpet.
Power points. Exposed brickwork to one wall. Eaves storage.

REAR GARDEN Approximately 54' (16.45m)

Immediate paved patio leading to lawn with fenced boundaries.



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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. The property has a flying freehold.



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.

