



Orsett Village £680,000



1 Penn Close Orsett Village Essex RM16 3ED

ENTRANCE HALL

Double glazed leadlight window to side. Boxed radiator. Coved ceiling with inset lighting. Tiled flooring. Spindled staircase to first floor with recess under. Double doors to lounge.

CLOAKROOM

Obscure double glazed window. Cast iron radiator. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Wall mounted vanity wash hand basin with cupboard under. Tiled splashbacks.

LOUNGE 21' 1" > 14' 1 x 16' 0" (6.42m > 4.29m x 4.87m)

Double glazed bay and casement windows to front with shutters. Radiator. Coved ceiling. Laminated wood flooring. Power points. Feature fireplace with gas burner, fitted units and shelving either side. Double doors to:

KITCHEN/FAMILY ROOM 24' 2" x 14' 8" > 14' 6 (7.36m x 4.47m > 4.42m)

Double glazed leadlight window to rear. Radiator. Coved ceiling with inset lighting and lantern roof. Tiled flooring. Power points. Range of base and eye level units with granite work surfaces. Inset butler sink with mixer tap. Recess for range style cooker with tiled surround. Integrated dishwasher. Recess for American style fridge freezer. Island unit with cupboards under.

UTILITY ROOM 7' 6" x 6' 1" (2.28m x 1.85m)

Laminated wood flooring. Base units with stainless steel sink unit with mixer tap. Recess and plumbing for automatic washing machine. Shelving. Door to garage.



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STUDY 13' 10" x 7' 11" (4.21m x 2.41m)

Double glazed leadlight window to rear. Radiator. Coved ceiling with inset lighting. Laminated wood flooring. Power points. Cupboard housing boiler (Not tested).

LANDING

Double glazed leadlight window to side. Coved ceiling. Fitted carpet. Power points. Access to loft with ladder, being boarded and light. Airing cupboard with lagged hot water tank.

BEDROOM ONE 22' 11" x 13' 6" > 5'11 (6.98m x 4.11m > 1.80m)

Two double glazed windows to front. Two radiators. Coved ceiling with inset lighting. Fitted carpet. Power points. Dressing area with built in wardrobes with hanging and shelf space.

EN SUITE WET ROOM

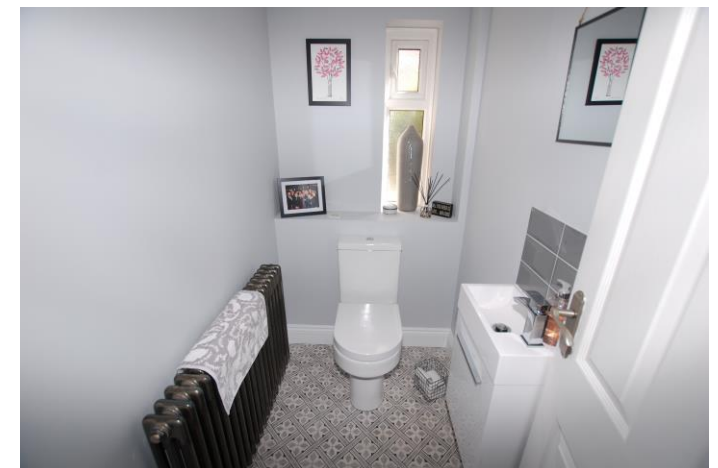
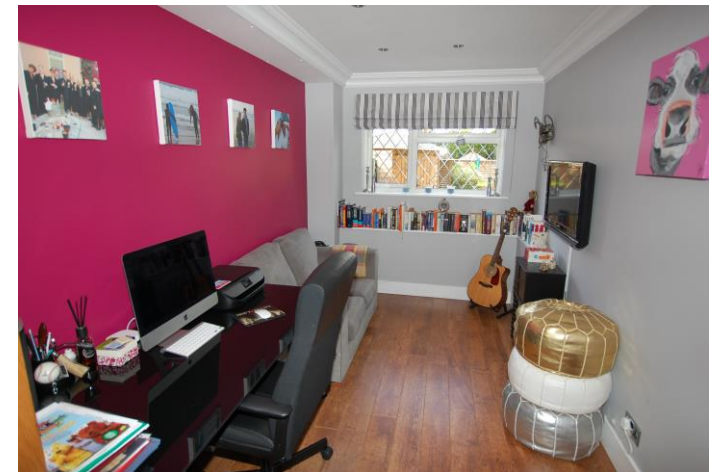
Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Underfloor heating. White suite comprising of pedestal wash hand basin. Low flush WC. Shower area with mixer shower. Tiling to walls. Extractor fan.

BEDROOM TWO 18' 2" x 8' 0" > 6'5 (5.53m x 2.44m > 1.95m)

Double glazed leadlight window to rear. Boxed radiator. Coved ceiling with inset lighting. Laminated wood flooring. Power points. Range of fitted sliding fronted wardrobes with hanging and shelf space.

BEDROOM THREE 10' 4" x 7' 11" (3.15m x 2.41m)

Double glazed window to front. Boxed radiator. Coved ceiling. Fitted carpet. Power points.



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BEDROOM FOUR 10' 1" x 10' 1" (3.07m x 3.07m)

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

FAMILY BATHROOM

Obscure double glazed leadlight window. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White Victorian style suite comprising of free standing Roll Top bath with Ball and Claw feet. Low flush WC. Pedestal wash hand basin. Tiled shower cubicle with mixer shower. Half tiled walls with border tile.

REAR GARDEN

Immediate Granite paved patio with composite decking area. Further Granite patio to rear. Power and lighting. Summerhouse. Raised shrub borders. Gated side entrance.

FRONT GARDEN

Block paved driveway providing parking for two vehicles. Stone bed. Path.

FORMER GARAGE/STORE ROOM 10' 9" x 8' 5" (3.27m x 2.56m)

Electric roller shutter door. Power and light.



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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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 believed 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.

