



Stanford Le hope £400,000



## **ENTRANCE HALL**

Double glazed Georgian window to front. Radiator. Laminated wood flooring. Built in cloaks cupboard. Staircase to first floor.

## **CLOAKROOM**

Radiator. Inset lighting to ceiling. Amtico flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC.

## **LOUNGE** 13' 7" x 11' 3" > 9'11 (4.14m x 3.43m > 3.02m)

Double glazed Georgian window to side. Two radiators. Fitted carpet. Power points. Built in understairs cupboard.

## **KITCHEN/DINER** 17' 8" x 10' 3" (5.38m x 3.12m)

Double glazed Georgian window to front. Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points. Range of white high gloss base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Range style cooker with canopy over to remain. Integrated dishwasher, automatic washing machine, fridge and freezer. Cupboard housing boiler (Not Tested). Double glazed French doors to garden.

## **LANDING**

Fitted carpet. Built in cupboard.

## **BEDROOM ONE** 15' 10" x 10' 1" (4.82m x 3.07m)

Double glazed windows to side and front. Radiator. Fitted carpet. Power points. Range of fitted double wardrobes with hanging and shelf space.

## **EN SUITE**

Radiator. Inset lighting to ceiling. Amtico flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Double shower cubicle with mixer shower. Tiling to walls.



## 23 Ashridge Close, Stanford-Le-Hope, Essex, SS17 0FP

### **BEDROOM TWO** 10' 3" x 10' 3" (3.12m x 3.12m)

Double glazed windows to front and side. Radiator. Fitted carpet. Power points. Access to loft.

### **BEDROOM THREE** 9' 6" x 7' 3" (2.89m x 2.21m)

Double glazed Georgian window to side with views over nature reserve. Radiator. Fitted carpet. Power points.

### **BATHROOM**

Obscure double glazed window. Radiator. Inset lighting to ceiling. Amtico flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath. Tiling to walls. Extractor fan.

### **REAR GARDEN**

Paved patio to lawn. Fenced and walled boundaries. Further patio area. Gated side entrance. Outside tap and light. Personal door to garage.

### **GARAGE** 15' 0" x 9' 9" (4.57m x 2.97m)

Electric up and over door. Loft space. Utility area with a range of base and eye level units. Complimentary work surfaces with recesses for appliances. Electric heater. Power points.



## 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. Pictures in this illustration are from previous marketing.
7. We understand that a maintenance charge for properties on this estate may become payable for the upkeep of the nature reserve.



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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 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



23, Ashridge Close, STANFORD-LE-HOPE, SS17 0FP

Dwelling type: Detached house  
 Date of assessment: 03 May 2017  
 Date of certificate: 03 May 2017  
 Reference number: 0133-3857-7959-9903-9765  
 Type of assessment: SAP, new dwelling  
 Total floor area: 97 m<sup>2</sup>

Use this document to:

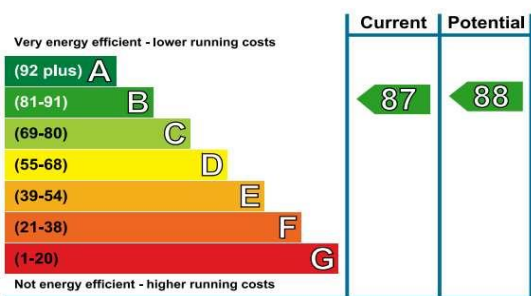
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,218
Over 3 years you could save	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 720 over 3 years	£ 720 over 3 years	
Hot Water	£ 309 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,218</b>	<b>£ 1,077</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



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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141