



Horndon on the Hill £635,000





## **CANOPIED ENTRANCE PORCH**

Double glazed door to:

## **ENTRANCE HALL**

Radiator. Coving to ceiling. Tiled flooring. Power points. Stairs to first floor. Decorated with dado rail.

## **LOUNGE** 15' 5" x 11' 9" (4.70m x 3.58m)

Double glazed window to front. Radiator. Coving to ceiling. Tiled flooring. Built in cupboard. Decorated with dado rail. Power points.

## **DINING ROOM** 18' 11" x 11' 0" (5.76m x 3.35m)

Double glazed window to front. Radiator. Coved ceiling. Tiled flooring. Feature fireplace with stone surround and hearth. Solid fuel burner. Decorated with dado rail. Power points. Double glazed French doors to garden.

## **KITCHEN/FAMILY ROOM** 22' 9" x 12' 3" > 11' 6" (6.93m x 3.73m > 3.50m)

Double glazed window to rear. Two radiators. Vaulted ceiling with inset lighting and four velux windows. Tiled flooring. Range of base and eye level units with Granite work surfaces. Inset double bowl sink unit with mixer tap. Built in fan and combination ovens. Induction hob with extractor fan over. Integrated dishwasher, double fridge and freezer. Breakfast bar. Cupboard housing boiler for ground floor (Not tested). Double glazed door to rear.

## **CLOAKROOM/UTILITY ROOM**

Heated towel rail. Tiled flooring. White suite comprising of concealed cistern WC. Wall mounted wash hand basin. Cupboard housing Bosch washing machine and tumble dryer. Tiling to walls



## LANDING

Double glazed window to side. Coving to ceiling. Fitted carpet. Power points. Access to loft with open trusses, boarded, light. Boiler for first floor (Not tested).

## BEDROOM ONE 12' 3" x 12' 0" > 8' 10" (3.73m x 3.65m > 2.69m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Range of fitted double wardrobes with hanging and shelf space. Bed recess with cupboards over. Power points.

## EN SUITE

Obscure double glazed window. Radiator. Coved ceiling. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Fitted wall units with central vanity mirror. Shower cubicle with electric shower. Shaver point. Tiling to walls.

## BEDROOM TWO 10' 4" x 9' 0" to wardrobes (3.15m x 2.74m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of fitted wardrobes with central drawer space.

## BEDROOM THREE 9' 0" x 8' 2" to wardrobes (2.74m x 2.49m)

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

## FAMILY BATHROOM

Obscure double glazed window. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with vanity mirror and wall units. Panelled bath. Tiling to walls with vertical border tile.

## SHOWER ROOM

Obscure double glazed window. Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. Large walk in shower cubicle with mixer shower over. Tiling to walls.



## The Yews, High Road, Horndon-On-The-Hill, Essex, SS17 8LB

### **REAR GARDEN**

Landscaped garden with paved patio. Raised and well stocked flower and shrub borders. Yew trees. Shed. Outside power, lighting and tap. Gated side entrance. Personal door to garage.

### **FRONT GARDEN**

Walled front garden being mainly block paved with shrub bed. Path.

### **GARAGE** 17' 2" x 8' 10" (5.23m x 2.69m)

Approached via gated block paved driveway providing parking for three vehicles. Electric up and over 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. 6. We understand from the vendor that the Yew trees to the rear are protected by a tree preservation order. 7. We also understand the property is in a conservation area.



The Yews, High Road, Horndon-On-The-Hill, Essex, SS17 8LB



**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.





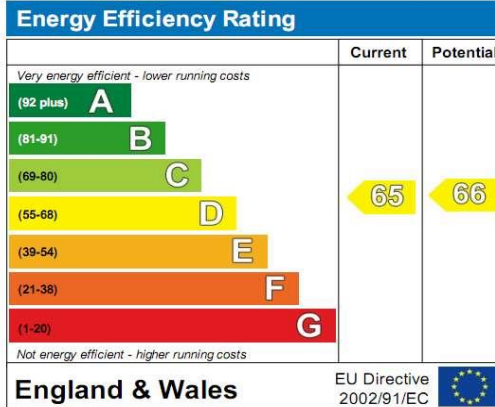
# Energy Performance Certificate



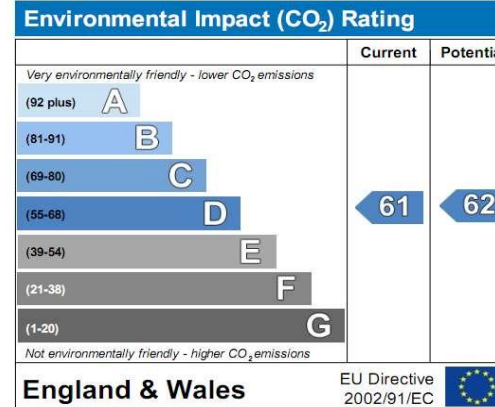
The Yews, High Road  
Horndon-on-the-Hill, STANFORD-LE-HOPE  
SS17 8LB

Dwelling type: Detached house  
Date of assessment: 08 July 2011  
Date of certificate: 20 July 2011  
Reference number: 8999-6623-8080-3818-3902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 132 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	205 kWh/m <sup>2</sup> per year	197 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.2 tonnes per year	5.0 tonnes per year
Lighting	£114 per year	£61 per year
Heating	£811 per year	£822 per year
Hot water	£90 per year	£90 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.