



Orsett £485,000



## **Hillview, Annabell Avenue, Orsett, Essex, RM16 3BY**

AN IMPRESSIVE FOUR BEDROOM DETACHED NEW BUILD PROPERTY SITUATED IN THIS POPULAR LOCATION WHICH HAS GOOD SIZE REAR GARDEN, OPEN PLAN KITCHEN/FAMILY ROOM AND EN SUITE TO MASTER BEDROOM. EARLY VIEWING ADVISED. EPC: TBC.

- ❖ NEW BUILD
- ❖ STUDY
- ❖ LOUNGE
- ❖ THREE FURTHER BEDROOMS
- ❖ GOOD SIZE REAR GARDEN
- ❖ OFF STREET PARKING FOR TWO VEHICLES
- ❖ ENTRANCE HALL
- ❖ OPEN PLAN KITCHEN/FAMILY ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ FAMILY BATHROOM
- ❖ FRONT GARDEN

## **ENTRANCE HALL**

Approached via double glazed door. Double glazed Georgian window. Radiator and underfloor heating. Inset lighting to ceiling. Tiled flooring. Stairs to first floor with cupboard under.

## **CLOAKROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Half tiled walls.

## **LOUNGE** 17' 6" x 9' 7" (5.33m x 2.92m)

Double glazed Georgian window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Double glazed French doors to garden.

## **STUDY** 9' 3" x 7' 0" (2.82m x 2.13m)

Double glazed Georgian window to front. Radiator. Fitted carpet. Power points.

## **KITCHEN/FAMILY ROOM** 18' 11" x 13' 7" > 9' 4" (5.76m x 4.14m > 2.84m)

Double glazed Georgian window to rear. Radiator and underfloor heating. Inset lighting to ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven. Five ring gas hob with canopy over. Integrated washing machine, dishwasher, fridge and freezer. Double glazed French doors to garden.



## **LANDING**

Double glazed Georgian window to rear. Fitted carpet. Access to loft space.  
Airing cupboard with lagged hot water tank.

## **BEDROOM ONE** 12' 6" x 9' 7" (3.81m x 2.92m)

Double glazed Georgian window to rear. Radiator. Fitted carpet. Power points.

## **EN SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of corner shower cubicle with mixer shower. Low flush WC. Vanity wash hand basin with cupboard under. Tiling to walls.

## **BEDROOM TWO** 10' 11" x 9' 2" (3.32m x 2.79m)

Double glazed Georgian window to rear. Radiator. Fitted carpet. Power points.

## **BEDROOM THREE** 9' 8" x 9' 6" (2.94m x 2.89m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

## **BEDROOM FOUR** 10' 3" x 7' 0" (3.12m x 2.13m)

Double glazed Georgian window to front. Radiator. Fitted carpet. Power points.

## **BATHROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Panelled bath with mixer shower over. Tiling to walls with vertical border tile.



## REAR GARDEN

West facing. Paved patio leading to lawn (to be turfed) with fenced boundaries. Gated side entrance.

## FRONT GARDEN

Block paved driveway providing parking for two vehicles. Lawn. Flower and shrub beds. Path.

## 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

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*[www.ChandlerandMartin.co.uk](http://www.ChandlerandMartin.co.uk)*

01375 891007

# Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		