



Orsett Heath £595,000



Double glazed door to:

ENTRANCE HALL

Radiator. Coving to textured ceiling. Oak flooring. Power points.

CLOAKROOM

Obscure double glazed leadlight window. Radiator. Coving to ceiling. Tiled flooring. Two piece suite comprising of wall mounted wash hand basin. Low flush WC. Tiling to walls.

LOUNGE 19' 3" x 12' 1" (5.86m x 3.68m)

Double glazed leadlight window to front with shutters. Radiator. Coving to textured ceiling. Oak flooring. Power points. Feature fireplace with marble insert and hearth. Fitted gas fire (Not tested). Double glazed leadlight windows to rear with central French doors to garden and shutters.

DINING ROOM 13' 2" x 11' 9" (4.01m x 3.58m)

Double glazed leadlight window to front. Radiator. Coving to textured ceiling. Oak flooring. Decorated with dado rail. Power points.

KITCHEN 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed leadlight window to rear. Radiator. Coving to ceiling. Karndean flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven. Electric hob with canopy over. Integrated dishwasher, washing machine, fridge and freezer. Double glazed door to side.

LANDING

Double glazed leadlight windows to front. Coved ceiling. Fitted carpet. Power points. Cupboard housing lagged hot water tank.



4 Orsett Heath Crescent, Orsett Heath, Essex, RM16 4UY

BEDROOM ONE 19' 5" x 11' 10" (5.91m x 3.60m)

Double glazed leadlight windows to two aspects. Two radiators. Coving to textured ceiling. Fitted carpet. Power points. Range of double fitted wardrobes with central dressing table and concealed lighting.

BEDROOM TWO 13' 2" x 11' 10" (4.01m x 3.60m)

Double glazed leadlight window to front. Radiator. Coving to textured ceiling. Fitted carpet. Power points. Range of fitted wardrobes with central dressing table.

BEDROOM THREE 14' 7" x 8' 6" (4.44m x 2.59m)

Double glazed leadlight window to rear. Radiator. Coving to textured ceiling. Fitted carpet. Power points. Range of fitted wardrobes.

BEDROOM FOUR 9' 11" x 9' 3" (3.02m x 2.82m)

Double glazed leadlight window to rear. Radiator. Coved and textured ceiling. Fitted carpet. Power points. Range of double fitted wardrobes with bed recess and cupboards over. Matching dressing table.

FAMILY BATHROOM

Obscure double glazed window. Heated towel rail. Coved ceiling with inset lighting. Fitted carpet. White suite comprising of double shower cubicle with mixer shower. Low flush WC. Jacuzzi bath. Pedestal wash hand basin. Tiling to walls with border tile. Access to loft space.

REAR GARDEN Approximately 80' x 40' (24.37m x 12.18m)

Immediate paved patio leading to lawn with well stock flower and shrub borders. Further decked patio area. Conifer screening. Path leading to studio. Personal door to garage. Gated side entrance.



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STUDIO 17' 1" x 11' 2" > 8' 6" (5.20m x 3.40m > 2.59m)

Double glazed windows to two aspects. Electric heater and heat exchange unit. Vaulted ceiling. Fitted carpet. Power points.

FRONT GARDEN

In and out driveway providing parking for several vehicles. Raised shrub bed.

GARAGE 23' 4" x 8' 1" (7.11m x 2.46m)

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.



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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.



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		