



Stifford Clays £335,000



40 Oakway Stifford Clays Essex RM16 2HR

ENTRANCE PORCH

Approached via double glazed door. Textured ceiling. Tiled flooring. Double glazed door to:

ENTRANCE HALL

Radiator. Coving to ceiling. Laminated flooring. Stairs to first floor.

LOUNGE/DINING ROOM 20' 3" x 11' 7" (6.17m x 3.53m)

Double glazed window leadlight window to front. Two radiators. Coving to textured ceiling. Laminated wood flooring. Power points. Feature stone fireplace with fire and stone hearth. Double glazed patio door to rear.

KITCHEN 14' 8" x 8' 7" (4.47m x 2.61m)

Double glazed leadlight window to rear. Coved ceiling. Laminated flooring. Power points. Range of Walnut finished base and eye level units with complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated dishwasher. Recesses for appliances. Tiled splashbacks. Open to:

UTILITY AREA 9' 6" x 8' 2" (2.89m x 2.49m)

Double glazed leadlight window to front. Radiator. Coving to ceiling. Laminated flooring. Power points. Range of base and eye level cupboards with complimentary work surfaces. Recesses for appliances. Tiled splashbacks. Understairs cupboard. Double glazed door.

LANDING

Double glazed leadlight window to rear. Radiator. Coving to ceiling. Fitted carpet. Cupboard housing boiler (Not Tested). Access to loft.



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BEDROOM ONE 14' 10" x 10' 6" (4.52m x 3.20m)

Double glazed leadlight window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in double wardrobe.

BEDROOM TWO 11' 10" x 9' 6" (3.60m x 2.89m)

Double glazed leadlight window to rear. Radiator. Coving to ceiling. Laminated flooring. Power points. Built in wardrobe.

BEDROOM THREE 10' 0" x 8' 5" (3.05m x 2.56m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Laminated flooring. Power points. Built in wardrobe.

BATHROOM

Obscure double glazed window. Radiator. Coving to ceiling. Laminated flooring. White suite comprising of panelled bath with electric shower over. Vanity wash hand basin with cupboard under. Low flush WC. Tiling to walls. Extractor fan.

REAR GARDEN

Feature circular paved patio with stone edging leading to lawn with shrub borders. Shed with power and light. Greenhouse. Fenced boundaries. Gated side entrance. Outside tap and lighting.

FRONT GARDEN

Being mainly block paved and providing parking for four vehicles. Flower and shrub border.



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.





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

40, Oakway, GRAYS, RM16 2HR

Dwelling type: Semi-detached house
Date of assessment: 30 August 2016
Date of certificate: 30 August 2016

Reference number: 0046-2860-7684-9876-5035
Type of assessment: RdSAP, existing dwelling
Total floor area: 102 m²

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: £ 2,301

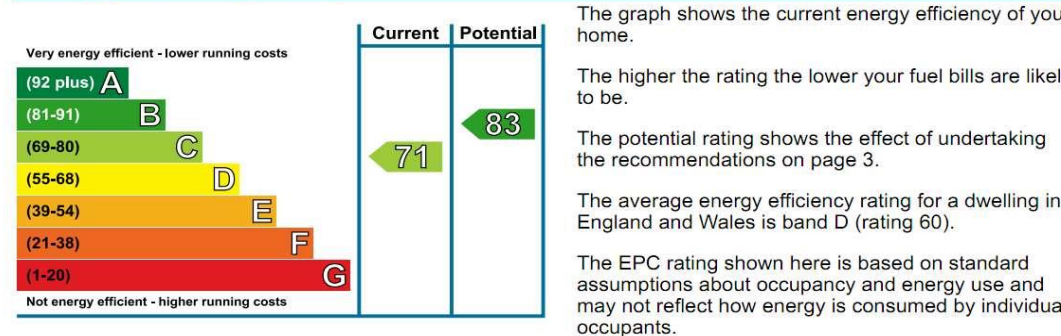
Over 3 years you could save £ 306

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 192 over 3 years	
Heating	£ 1,704 over 3 years	£ 1,578 over 3 years	
Hot Water	£ 339 over 3 years	£ 225 over 3 years	
Totals	£ 2,301	£ 1,995	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	✓
2 Low energy lighting for all fixed outlets	£20	£ 54	
3 Solar water heating	£4,000 - £6,000	£ 114	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.