



Horndon On The Hill Offers in



1 Halls Row, High Road, Horndon On The Hill, Essex, SS17 8LG

BUILDING PLOT

The plot is to the rear of 1 Halls Row, High Road, Horndon On The Hill. Full planning consent has been granted Reference 19/01488/FUL for the construction of a single dwellinghouse with associated parking and amenity areas, by Thurrock Council, on the 27th May 2020. Our vendor has requested that the house and land be sold as one lot. For further information please contact Duncan Grant on 01375 891007. The plans and drawings within these details are for illustration purposes only and not to scale.

GRADE II LISTED HOUSE

Our vendor has requested that the house and land be sold as one lot.

RECEPTION HALL 11' 5" x 10' 8" (3.48m x 3.25m)

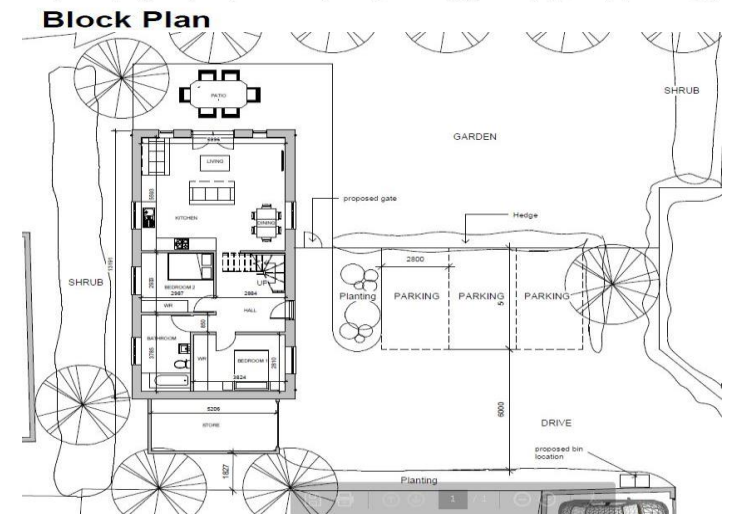
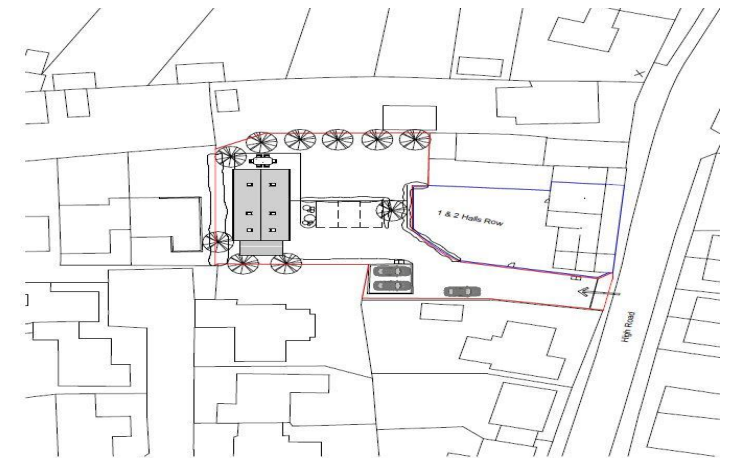
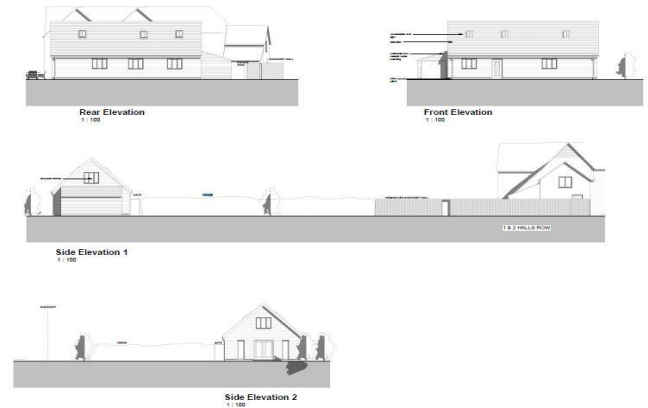
Window to front. Tiled flooring. Open to:

LOUNGE 13' 3" x 13' 2" (4.04m x 4.01m)

Window to front. Exposed timbers to ceiling. Fitted carpet. Power points. Feature open fireplace. Open to:

DINING ROOM 13' 9" x 13' 1" (4.19m x 3.98m)

Window to front. Exposed timbers to ceiling. Fitted carpet. Power points. Feature brick fireplace with tiled hearth. Built in cupboard.



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KITCHEN 20' 7" x 11' 9" (6.27m x 3.58m)

Window to rear. A wealth of exposed timbers. Range of base units with complimentary work surface. Inset double sink unit with mixer tap. Built in oven and hob. Staircase to first floor with cupboard under. Fireplace. Stable door to garden. Power points. Open to:

LOBBY/UTILITY AREA 11' 4" x 7' 0" (3.45m x 2.13m)

Window to rear. Half vaulted ceiling. Tiled flooring. Power points. Sink with taps. High level cupboard. Door to rear garden.

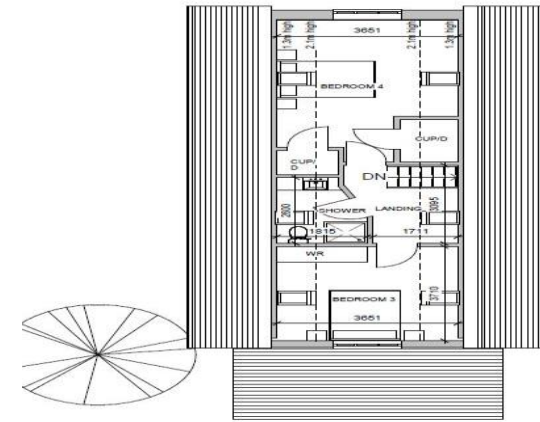
UTILITY ROOM 10' 7" x 7' 0" (3.22m x 2.13m)

Window to rear. Half vaulted ceiling. Tiled flooring. Power points. Plumbing for automatic washing machine.

CLOAKROOM

Window to rear. Tiled flooring. Pedestal wash hand basin. Low flush WC.

LANDING



First Floor Plan



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BEDROOM ONE 14' 7" x 11' 9" > 8'9 (4.44m x 3.58m > 2.66m)

Window to rear. Stained wood floor. Power points. Built in cupboards.
Central cast iron fireplace.

BEDROOM TWO 13' 3" > 10'5 x 11' 0" (4.04m > 3.17m x 3.35m)

Window to front. Exposed timbers. Cupboard with staircase to second floor.

BEDROOM THREE 13' 7" > 10'11 x 13' 2" (4.14m > 3.32m x 4.01m)

Window to front. Beams to ceiling. Cupboard with staircase to second floor. Door to:

BEDROOM FOUR 13' 0" x 10' 8" (3.96m x 3.25m)

Window to side. Power points.

BATHROOM

Window to rear. Textured ceiling. Three piece suite comprising of
panelled bath. Low flush WC. Pedestal wash hand basin.



ATTIC

Approached via two staircases.

BEDROOM FIVE 15' 2" > 12'5 x 9' 11" (4.62m > 3.78m x 3.02m)

Window to front.

BEDROOM SIX 15' 5" x 10' 0" (4.70m x 3.05m)

Window to front. Exposed timbers. Open to:

BEDROOM SEVEN 14' 1" x 11' 8" (4.29m x 3.55m)

Window to rear. Exposed timbers.

REAR GARDEN

Block paved patio leading to lawn. A variety of trees and shrubs. Pond. Personal door to Garage. Own gated driveway for numerous vehicles.

DOUBLE GARAGE

Twin up and over doors. 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 our vendor the property existing property benefits from business user rights. 7. The plans and drawings shown in these details are for illustration purposes only and not to scale.



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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.

