



Bulphan Village Offers in the Region Of £1,000,000



Bulphan Hall, Church Road, Bulphan, Essex, RM14 3RT

ENTRANCE PORCH

Approached via hard wood door. Obscure window. Half glazed door to:
ENTRANCE HALL

Radiator. Coved and papered ceiling. Fitted carpet. Power points. Spindle staircase to first floor with recess under. Decorated with dado rail and plate rack.

FORMAL LOUNGE 16' 2" x 15' 0" (4.92m x 4.57m)

Double glazed window to front and picture window to side. Two radiators. Coved and papered ceiling. Power points. Feature cast iron fireplace.

SITTING/DINING ROOM 34' 6" x 16' 9" max (10.51m x 5.10m max)

Double glazed window to side. Two radiators. Coved ceiling. Fitted carpet. Power points. Feature cast iron fireplace. Twin patio doors to rear.

KITCHEN/BREAKFAST ROOM 23' 0" x 14' 10" > 10'5 (7.01m x 4.52m > 3.17m)

Double glazed and sliding sash windows to front. Cast iron radiator. Coved ceiling. Laminated wood flooring. Power points. Range of Oak and Stainless steel finish base and eye level units with Oak work surfaces. Inset one and a half sink unit with mixer tap. Built in double oven, coffee machine. Five ring gas hob with extractor fan over. Recesses for appliances. French doors to garden.

LOBBY

Tiled flooring. Secondary staircase to first floor with cupboard under. Door to garden.

UTILITY ROOM 9' 7" x 9' 2" > 6' 2" (2.92m x 2.79m > 1.8m)

Double glazed window to rear. Inset lights to ceiling. Tiled flooring. Power points. Range of base units with complimentary work surfaces with recesses for appliances under. Tiled splashbacks. Door to:

CLOAKROOM

Obscure window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. Concealed cistern W.C. Bowl shaped vanity hand basin with tiled splashback.



LANDING

Sliding sash window. Coved and papered ceiling. Power points. Access to loft. Built in cupboard. Rear stairwell. Cast iron radiator. Cupboard housing boiler (Not Tested) and lagged hot water tank.

MASTER BEDROOM 16' 1" x 14' 11" (4.90m x 4.54m)

Double glazed window to front. Cast iron radiator. Coved ceiling. Fitted carpet. Power points. Range of fitted double and single wardrobes with hanging and shelf space.

EN SUITE 10' 4" x 10' 2" (3.15m x 3.10m)

Obscure sliding sash window. Heated towel rail. Coved ceiling with inset lighting. Half panelled walls. White rope twist suite comprising: Pedestal wash hand basin. Bidet. Low flush W.C. Panelled bath. Double shower cubicle with mixer shower. Built in cupboard. Laminated flooring.

BEDROOM TWO 16' 1" x 15' 0" (4.90m x 4.57m)

Dual aspect room with windows to front and side. Radiator. Coved and papered ceiling. Laminated flooring. Power points. Decorated with picture rail.

EN SUITE

Inset lighting to ceiling. Laminated flooring. Tiled walls. White suite comprising: Low flush W.C. Pedestal wash hand basin. Heated towel rail. Shaver point.

BEDROOM THREE 16' 7" > 15' 6" x 14' 1" (5.05m > 4.72m x 4.29m)

Dual aspect bedroom with windows to rear and side. Radiator. Coved ceiling. Power points. Laminated flooring.



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BEDROOM FOUR 12' 3" x 9' 5" (3.73m x 2.87m)

Sliding sash window to rear. Radiator. Coved ceiling. Power points. Stained wood flooring. Cast iron radiator.

BEDROOM FIVE/STUDY 11' 10" x 8' 4" (3.60m x 2.54m)

Sliding sash window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. A range of built in Oak fitted Study furniture comprising of book shelving and cupboard space.

FAMILY BATHROOM

Obscure sliding sash window. Radiator. Inset lighting to ceiling. Laminated wood flooring. A modern white five piece suite comprising of double shower cubicle with mixer shower. Panelled bath with mixer shower attachment. Wall mounted wash hand basin. Bidet. Concealed cistern W.C. Half tiled walls to border tile.

GROUNDS

The property nestles within grounds of approximately 1.75 acres (STLS) with an array of established trees and shrubs. Immediately to the rear of the house there is a paved patio area with inset fish pond with ornamental bridge. The lawns then sweep down to a natural pond with matured shrubbery to its shore line, and onto a paddock with hedge and fence boundaries. The front and side lawns again have an abundance of mature trees and shrubs and a long in and out independent driveway also servicing the garage block.

DETACHED GARAGE/WORKSHOP 35' 4" x 31' 3" > 18' 3" (10.76m x 9.52m > 5.56m)

Two electrically operated up and over doors. Power and light connected. Alarm.



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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 that the property had an insurance claim due to heave.

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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.



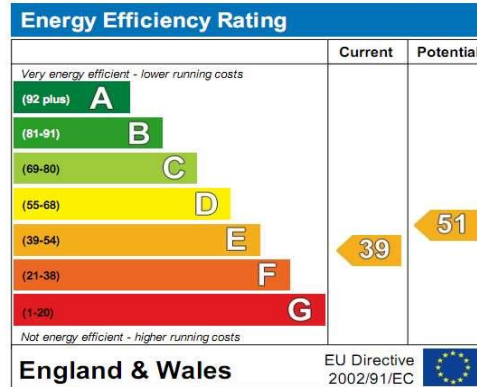
Energy Performance Certificate



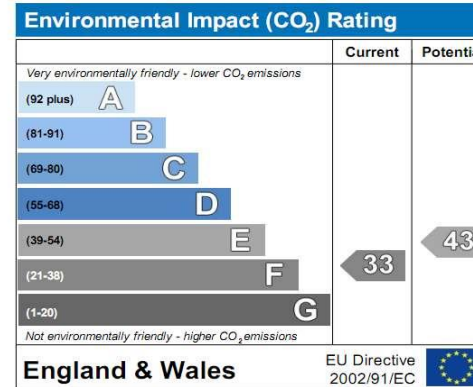
Bulphan Hall, Church Road
Bulphan, UPMINSTER
RM14 3RT

Dwelling type: Detached house
Date of assessment: 21 July 2011
Date of certificate: 24 July 2011
Reference number: 2398-9062-6203-8189-7934
Type of assessment: RdSAP, existing dwelling
Total floor area: 260 m²

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 (CO₂) 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	346 kWh/m ² per year	274 kWh/m ² per year
Carbon dioxide emissions	18 tonnes per year	14 tonnes per year
Lighting	£157 per year	£85 per year
Heating	£2,747 per year	£2,249 per year
Hot water	£194 per year	£139 per year

You could save up to £626 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.