



Orsett Village £550,000



19 Parkway, Orsett Village, Essex, RM16 3HA

AN EXTREMELY SPACIOUS AND WELL PRESENTED FOUR/FIVE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE HEART OF ORSETT VILLAGE WHICH OFFERS SUPERB VERSATILE LIVING ACCOMMODATION AND NEEDS TO BE VIEWED TO BE APPRECIATE. EPC: TBC.

- ❖ SUPERB FITTED KITCHEN
- ❖ SPACIOUS LOUNGE
- ❖ FOUR BEDROOMS
- ❖ CLOAKROOM
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO ORSETT PRIMARY SCHOOL
- ❖ DINING AREA
- ❖ PLAYROOM/BEDROOM FIVE
- ❖ FAMILY BATHROOM
- ❖ REAR GARDEN
- ❖ CUL-DE-SAC LOCATION
- ❖ HIGHLY RECOMMENDED

ENTRANCE HALL

Approached via double glazed door. LVT flooring. Built in cloaks cupboard with obscure double glazed window to front. Radiator. Double doors to lounge. Spindle staircase leading to first floor.

CLOAKROOM

White suite comprising of low flush W.C. Vanity wash hand basin. LVT flooring. Radiator. Ceiling extractor fan. Tiling to walls.

LOUNGE 16' 2" x 15' 8" (4.92m x 4.77m)

Double glazed patio doors leading to rear garden. Two radiators. Feature ornamental fireplace. Coving to ceiling.

DINING ROOM 12' 0" x 7' 9" (3.65m x 2.36m)

Double glazed French doors to rear. Radiator. Laminated wood flooring. Open to:

KITCHEN 20' 8" x 7' 9" (6.29m x 2.36m)

Double glazed window to front. Range of white high gloss base and eye level units with complimentary work surfaces. Inset one and a half bowl sink unit with mixer tap. Integrated washing machine, dishwasher and tumble drier. Tiled splashbacks. Recess for range style cooker with stainless steel canopy above. Space for American style fridge/freezer. Ceiling with inset lighting. Tiled flooring with underfloor heating.



PLAYROOM/BEDROOM FIVE 12' 3" x 9' 8" (3.73m x 2.94m)

Double glazed window to front. Built in under stairs storage cupboard. Further built in cupboard housing boiler serving central heating and domestic hot water (Not tested).

FIRST FLOOR LANDING

Fitted carpet. Spindle staircase leading to second floor landing. Radiator.

BEDROOM TWO 15' 8" x 9' 1" (4.77m x 2.77m)

Two double glazed windows to front. Radiator. Fitted carpet. Coving to ceiling.

BEDROOM THREE 12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to rear aspect. Fitted carpet. Coving to ceiling. Radiator.

BEDROOM FOUR 12' 2" x 6' 4" (3.71m x 1.93m)

Double glazed window to rear. Fitted carpet. Radiator. Coving to ceiling.



BATHROOM

Obscure double glazed window to flank. White suite comprising of panelled bath with mixer shower over. Vanity wash hand basin with drawer space under. Low flush W.C. Tiling to walls with vertical border tile. Inset lighting to ceiling. Tiled flooring. Heated towel rail.

SECOND FLOOR LANDING

Sky light to front. Fitted carpet. Door to:

MASTER BEDROOM 12' 3" x 12' 2" (3.73m x 3.71m)

Double glazed window to rear. Radiator. Fitted carpet. Door to:

WALK IN WARDROBE 6' 7" x 5' 6" (2.01m x 1.68m)

Sky light window. Hanging rails. Door to eaves storage. Lighting. LVT flooring.

REAR GARDEN Approximately 42' x 30' (12.79m x 9.14m)

Immediate paved patio leading to lawn with flower and shrub borders. Fenced boundaries. Water tap. Outside lighting and power.



FRONT GARDEN

Own driveway providing off road parking for two vehicles. Remainder laid to lawn.

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 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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