



Chadwell St Mary £328,000





## **ENTRANCE PORCH**

Double glazed Georgian windows to side and front. Tiled flooring. Double glazed door to:

## **LOUNGE** 16' 5" x 13' 0" (5.00m x 3.96m)

Double glazed Georgian bay window to front. Two radiators. Coved ceiling. Fitted carpet. Power points. Feature fireplace with marble inset and hearth. Back boiler (Not tested). Staircase to first floor. Open to:

## **DINING ROOM** 11' 0" x 8' 5" (3.35m x 2.56m)

Double glazed French doors to garden. Radiator. Coved ceiling. Fitted carpet. Power points.

## **KITCHEN** 10' 6" x 8' 8" (3.20m x 2.64m)

Range of base and eye level units with complimentary work surface. Inset one and one half single drainer sink unit with mixer tap. Built in double oven and gas hob with extractor fan over. Recess and plumbing for automatic washing machine. Tiling to walls.

## **LOBBY**

Obscure double glazed Georgian window. Textured ceiling. Tiled flooring. Door to garage. Double glazed door to side.

## **CLOAKROOM**

Obscure double glazed Georgian window. Textured ceiling. Tiled flooring. White suite comprising of low flush WC. Wall mounted wash hand basin. Half tiled walls to border tile.



## **LANDING**

Double glazed Georgian window to side. Access to loft. Airing cupboard with lagged hot water tank.

## **BEDROOM ONE** 12' 11" x 10' 9" (3.93m x 3.27m)

Double glazed Georgian window to front. Radiator. Textured ceiling. Fitted carpet. Power points.

## **BEDROOM TWO** 14' 7" x 9' 8" (4.44m x 2.94m)

Two double glazed Georgian windows to front. Radiator. Textured ceiling. Fitted carpet. Power points. Range of fitted double and single wardrobes with bed recess and cupboards over.

## **BEDROOM THREE** 13' 5" > 10'8 x 8' 7" (4.09m > 3.25m x 2.61m)

Double glazed Georgian window to rear. Radiator. Textured ceiling. Fitted carpet. Power points.

## **BATHROOM**

Two obscure double glazed Georgian windows. Radiator. Textured ceiling. Vinyl flooring. White suite comprising of low flush WC. Panelled bath with mixer shower attachment. Pedestal wash hand basin. Shower cubicle with electric shower. Tiling to walls. Mosaic tile.

## **REAR GARDEN**

Paved patio to lawn with flower and shrub borders. Vegetable garden. Outside tap and light. Gated side entrance. Shed.





## 5 Barry Close Chadwell St Mary Essex RM16 4SU

### **FRONT GARDEN**

Block paved driveway providing parking for two vehicles.  
Remainder laid to lawn.

### **GARAGE** 17' 7" x 8' 8" (5.36m x 2.64m)

Attached garage with 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.



**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.

