



North Stifford £574,950





## **ENTRANCE HALL**

Fitted carpet. Radiator. Stairs rising to first floor.

## **DINING ROOM** 7' 7" x 16' 11" (2.31m x 5.15m)

Obscure Upvc Double Glazed window to side. Upvc Double Glazed window to front. Radiator. Fitted carpet.

## **LOUNGE** 15' 7" x 11' 9" (4.75m x 3.58m)

Upvc Double Glazed bow window to front. Spotlighting. Radiator. Fitted carpet.

## **KITCHEN** 10' 3" x 10' 9" (3.12m x 3.27m)

Upvc Double Glazed window to rear. Spotlighting. Upper and lower level units. Sink unit inset into work surface. Tiled splash backs. Integrated oven and hob with pull out extractor over. Recess for dishwasher. Laminate flooring.

## **LOBBY**

Upvc Double Glazed window and glazed door to rear. Laminate flooring. Radiator. Built in cupboard housing domestic boiler. Plumbing for washing machine.

## **CLOAKROOM**

Obscure double glazed window to side. Part tiled walls. Low flush WC. Wash basin. Laminate flooring.

## **SITTING ROOM** 11' 5" x 17' 10" (3.48m x 5.43m)

Glazed sliding doors to rear. Three radiators. Laminate flooring.



### **FIRST FLOOR LANDING**

UPVC Double Glazed window to front. Loft and ground floor access. Fitted carpet. Built in airing cupboard.

### **BEDROOM ONE** 15' 7" max x 11' 11" (4.75m x 3.63m)

UPVC Double Glazed window to front. Radiator. Fitted carpet. Fitted wardrobes.

### **EN-SUITE**

Obscure UPVC Double Glazed window to side. Radiator. Fitted carpet. Fitted three piece suite comprising of: Low flush WC. Pedestal wash basin. Shower cubicle.

### **BEDROOM TWO** 10' 9" x 10' 5" (3.27m x 3.17m)

Glazed sliding doors to rear balcony. Radiator. Fitted carpet.

### **BEDROOM THREE** 8' 1" x 11' 5" (2.46m x 3.48m)

UPVC Double Glazed window to front. Radiator. Fitted carpet. Wardrobe recess with overhead storage space.

### **BEDROOM FOUR** 8' 1" x 8' 11" (2.46m x 2.72m)

UPVC Double Glazed window to rear. Radiator. Fitted carpet. Wardrobe recess with overhead storage space.

### **SEPARATE WC**

Obscure UPVC Double Glazed window to rear. Tiled walls. Low flush WC.

### **BATHROOM**

Obscure UPVC Double Glazed window to rear. Radiator. Fitted two piece suite comprising of: pedestal wash basin. Panelled bath with shower over. Tiled walls.





**REAR GARDEN**

Southerly facing. Immediate concrete patio. Remainder laid to lawn with shrub border. Timber Shed.

**FRONTAGE**

Block paved and provides off road parking.

**GARAGE**

Up and over door to front. Pedestrian door to rear garden. Power and lighting connected.



**AGENT 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.





Wilcuma, High Road, North Stifford, Grays, Essex, RM16 5UF



**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.



# Energy Performance Certificate



Wilcuma, High Road, North Stifford, GRAYS, RM16 5UF

**Dwelling type:** Detached house  
**Date of assessment:** 29 April 2015  
**Date of certificate:** 29 April 2015

**Reference number:** 0922-2831-7647-9925-5221  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 114 m<sup>2</sup>

## Use this document to:

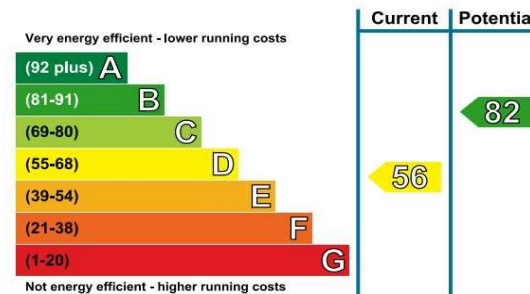
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,804</b>
<b>Over 3 years you could save</b>	<b>£ 1,608</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 198 over 3 years	
Heating	£ 2,916 over 3 years	£ 1,767 over 3 years	
Hot Water	£ 495 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 3,804</b>	<b>£ 2,196</b>	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 816
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 201
3 Low energy lighting for all fixed outlets	£85	£ 165

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](http://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.