



Horndon On The Hill £395,000



## **ENTRANCE HALL**

Double glazed leadlight window to front. Cast iron radiator. Tiled flooring. Stairs to first floor with cupboard under.

## **LOUNGE** 18' 7" x 12' 0" (5.66m x 3.65m)

Double glazed leadlight window to front. Cast iron radiator. Coving to ceiling. Tiger eye oak flooring. Feature fireplace with log burner and granite hearth. Double doors to:

## **CONSERVATORY** 19' 1" x 13' 5" (5.81m x 4.09m)

Glazed windows to three aspects. Power points. Single and double doors to garden. (Unfinished)

## **KITCHEN** 13' 0" > 10' 2" x 10' 9" (3.96m > 3.10m x 3.27m)

Double glazed window to side. Window to conservatory. Inset lighting to ceiling. Cast iron radiator. Tiled flooring. Power points. Free standing base units with stainless steel work surfaces. Inset sink with mixer tap. Built in oven and hob. Integrated dishwasher. Built in cupboard, former cloakroom. Double glazed door to side.

## **UTILITY ROOM** 7' 6" x 6' 10" (2.28m x 2.08m)

Obscure double glazed window. Tiled flooring. Power points. Work surface with recesses for appliances under. Wall unit. Boiler (Not tested).

## **LANDING**

Fitted carpet. Built in cupboard. Access to loft space.



## 4 Victoria Road, Horndon-On-The-Hill, Essex, SS17 8NA

### **BEDROOM ONE** 13' 3" x 9' 10" (4.04m x 2.99m)

Two double glazed leadlight windows to front. Radiator. Laminated flooring. Power points. Range of built in double and single wardrobes with hanging and shelf space.

### **BEDROOM TWO** 12' 0" x 8' 7" (3.65m x 2.61m)

Double glazed window to rear. Coving to ceiling. Laminated flooring. Power points. Built in double wardrobes.

### **BEDROOM THREE** 12' 8" x 7' 1" (3.86m x 2.16m)

Double glazed leadlight windows to front and side. Radiator. Laminated flooring. Range of built in cupboards and double wardrobe.

### **BATHROOM**

Obscure double glazed window. Heated towel rail. Coving to ceiling with inset lighting. Quartz tiled floor. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Panelled bath with mixer shower over. Tiling to walls.

### **REAR GARDEN** Approximately 80' (24.37m)

Mainly laid to lawn with fenced boundaries. Concrete base. Gated side entrance.

### **FRONT GARDEN**

Off street parking for two vehicles with the 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.



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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.



