



North Stifford £425,000



12 Birchfield, North Stifford, Essex, RM16 5UX

AN EXTREMELY WELL PRESENTED THREE BEDROOM TERRACED HOUSE SITUATED IN THIS SOUGHT AFTER DEVELOPMENT WHICH OFFERS SUPERB OPEN PLAN LIVING SPACE, EN SUITE TO MASTER BEDROOM, AND DELIGHTFUL REAR GARDEN. EARLY VIEWING ADVISED. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ TWO FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ EXCELLENT THROUGHOUT
- ❖ LOUNGE
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ SHOWER ROOM
- ❖ FRONT GARDEN WITH OFF STREET PARKING

ENTRANCE HALL

Approached via double glazed door. Radiator. Laminated flooring. Power points. Staircase to first floor.

LOUNGE 16' 9" x 13' 11" > 8' 5" (5.10m x 4.24m > 2.56m)

Double glazed window to front. Radiator. Coving to ceiling. Laminated flooring. Power points. Open to:

KITCHEN/DINING ROOM 13' 11" x 11' 11" (4.24m x 3.63m)

Double glazed windows to rear with central French doors to garden. Underfloor heating. Laminated flooring. Inset lighting to ceiling. Power points. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in double oven. Gas hob with canopy and extractor over. Integrated fridge and freezer. Recess for appliances. Tiled splashbacks.

FIRST FLOOR LANDING

Double glazed window to front. Fitted carpet. Power points.

BEDROOM TWO 13' 7" x 9' 3" (4.14m x 2.82m)

Two double glazed windows to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of double and single fitted wardrobes with hanging and shelf space.

BEDROOM THREE 8' 11" x 7' 0" (2.72m x 2.13m)

Double glazed window to front. Radiator. Fitted carpet. Power points.



SHOWER ROOM

White suite comprising of concealed cistern WC. Wall mounted wash hand basin. Shower cubicle with mixer shower. Tiling to walls with vertical border tile. Fitted wall cabinets. Heated towel rail. Inset lighting to ceiling. Tiled flooring.

SECOND FLOOR LANDING

Airing cupboard with hot water tank. Fitted carpet. Power points.

MASTER BEDROOM 12' 8" > 9' x 10' 4" (3.86m > 2.74m x 3.15m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in wardrobes with hanging and shelf space. Access to loft space.

EN SUITE

Velux window to rear. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity unit with concealed cistern WC and vanity wash hand basin with cupboard under. "P" shaped bath with mixer shower over. Tiling to walls.

REAR GARDEN Approximately 48' (14.62m)

Delightful rear garden with immediate decked patio area with balustrade leading to artificial lawn. Summerhouse with power and light. Outside power, light and tap.

FRONT GARDEN

Off street parking for one vehicle with slate border. Path.



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.

