



Orsett £575,000



48 Hemley Road, Orsett, Essex, RM16 3DG

AN OUTSTANDING FOUR BEDROOM DETACHED HOUSE SITUATED ON THE POPULAR BEAUCHAMP GATE ORSETT DEVELOPMENT WHICH HAS BEEN EXTENDED TO PROVIDE EXCELLENT FAMILY ACCOMMODATION WITH SUPERB ORANGERY, EN-SUITE TO MASTER BEDROOM AND PARKING FOR SEVERAL VEHICLES. EPC: TBC.

- ❖ ENTRANCE PORCH
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ LANDING
- ❖ THREE FURTHER BEDROOMS
- ❖ STUDIO
- ❖ REAR GARDEN

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ ORANGERY
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ BATHROOM
- ❖ GARAGE
- ❖ PARKING FOR SEVERAL VEHICLES

ENTRANCE PORCH

Double glazed window. Inset lighting to ceiling. Tiled flooring. Double glazed door to:

ENTRANCE HALL

Tiled flooring. Power points. Stairs to first floor with cupboard under.

CLOAKROOM

Obscure double glazed window. Heated towel rail. Coving to ceiling. Tiled flooring. White suite comprising of Vanity wash hand basin with cupboard under. Low flush W.C.

KITCHEN 12' 3" x 11' 4" (3.73m x 3.45m)

Double glazed window to front. Inset lighting and coving to ceiling. Tiled flooring. Power points. A range of high gloss base and eye level units with complimentary granite work surfaces and splashbacks. Inset stainless steel sink with mixer tap. Recess for Range style cooker. Integrated washing machine, dishwasher, fridge and freezer.

LOUNGE 19' 8" x 18' 8" (5.99m x 5.69m)

Double glazed window to side. Two radiators. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with cast iron grate. Open to:



ORANGERY 19' 3" x 8' 9" (5.86m x 2.66m)

Two double glazed windows to rear. Underfloor heating. Lantern roof. Tiled flooring. Power points. French doors leading to garden.

LANDING

Double glazed window to side. Coving to ceiling. Fitted carpet. Power points. Airing cupboard with lagged hot water tank. Access to loft with ladder and light.

MASTER BEDROOM 12' 3" x 12' 1" (3.73m x 3.68m)

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

EN-SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of pedestal wash hand basin. Low flush W.C. Shower cubicle with mixer shower over. Tiling to walls.

BEDROOM TWO 12' 1" x 9' 6" (3.68m x 2.89m)

Two double glazed windows to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Fitted double wardrobes and drawer units.



BEDROOM THREE 8' 10" x 6' 11" (2.69m x 2.11m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Fitted base and eye level cupboards.

BEDROOM FOUR 10' 3" x 7' 1" (3.12m x 2.16m)

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

SHOWER ROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of Low flush W.C. Double shower with mixer shower over. Tiling to walls

REAR GARDEN

Immediate paved patio leading to lawn with flower and shrub borders. Further patio area to rear. Stepping stone path leading to Studio. Gated side entrance. Personal door to garage.

STUDIO 11' 9" x 8' 5" (3.58m x 2.56m)

Two double glazed windows to front. Underfloor heating. Inset lighting to ceiling. Tiled flooring. Power points. French doors to garden.



FRONT GARDEN

Own driveway to garage with further block paved parking for several vehicles. Flower and shrub bed.

GARAGE 16' 10" x 7' 8" (5.13m x 2.34m)

Up and over door. Loft storage. Power and light. Double glazed door to garden.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax band: E. EPC: TBC.



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.

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