



South Ockendon £295,000



ENTRANCE HALL

Approached via double glazed door. Boxed radiator. Laminated flooring. Stairs to first floor.

LOUNGE 15' 3" x 11' 10" (4.64m x 3.60m)

Double glazed window to front. Ladder radiator. Laminated flooring. Power points.

KITCHEN/DINING ROOM 15' 3" x 8' 5" (4.64m x 2.56m)

Double glazed window to rear. Radiator. Laminated flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated dishwasher. Recesses for appliances.

UTILITY AREA

Double glazed French doors to side. Laminated flooring. Power points. Plumbing for washing machine. Boiler (Not tested).

LANDING

Double glazed window to side. Fitted carpet. Power point. Access to loft space. Built in storage cupboard.

BEDROOM ONE 18' 6" > 14' 4" x 10' 7" (5.63m > 4.37 x 3.22m)

Two double glazed windows to front with shutters. Radiator. Fitted carpet. Power points.

BEDROOM TWO 11' 5" > 8' 4" x 10' 2" (3.48m > 2.54m x 3.10m)

Double glazed window to rear. Radiator. Laminated flooring. Power points. Built in wardrobe.



BATHROOM

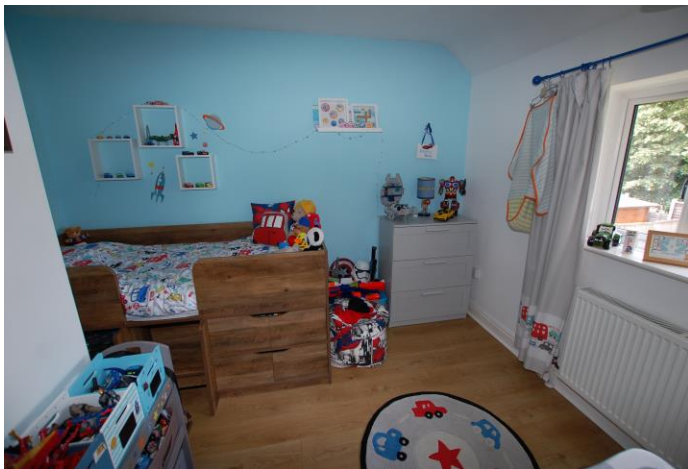
Two obscure double glazed windows. Inset lighting to ceiling. Heated towel rail. Tiled flooring. White suite comprising of 'P' shaped bath with mixer shower over. Vanity wash hand basin with drawer under. Low flush WC. Tiling to walls.

REAR GARDEN

Concrete patio leading to lawn with flower and shrub borders. Summerhouse with decked veranda. Gated side entrance.

FRONT GARDEN

Mainly laid to lawn. Path. Hard standing.



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.



Energy Performance Certificate



84, Broxburn Drive, SOUTH OCKENDON, RM15 5QS

Dwelling type: End-terrace house
Date of assessment: 18 June 2020
Date of certificate: 20 June 2020
Reference number: 8700-6326-9390-7078-4296
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

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

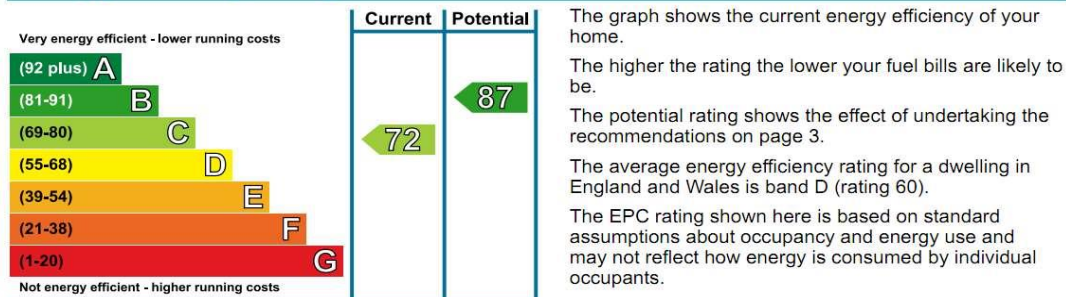
Estimated energy costs of dwelling for 3 years:	£ 1,743
Over 3 years you could save	£ 243

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 180 over 3 years	
Heating	£ 1,215 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 1,743	£ 1,500	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
2 Low energy lighting for all fixed outlets	£20	£ 54
3 Solar water heating	£4,000 - £6,000	£ 93

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.