



Orsett £560,000



55 Hemley Road, Orsett, Essex, RM16 3DG

A WELL PROPORTIONED AND PRESENTED FOUR BEDROOM EXECUTIVE FAMILY HOME BENEFITTING FROM EN SUITE TO MASTER BEDROOM, SPACIOUS LOUNGE AND KITCHEN/DINING ROOM, CONSERVATORY AND MANICURED REAR GARDEN. CONVENIENTLY LOCATED FOR M25 AND A13 ROAD LINKS. EPC: TBC.

❖ FOUR GOOD SIZE BEDROOMS

❖ ENSUITE TO MASTER

❖ SPACIOUS LOUNGE

❖ CONSERVATORY

❖ EARLY VIEWING ADVISED

❖ CLOAKROOM

❖ FAMILY BATHROOM

❖ GOOD SIZE KITCHEN/ DINING ROOM

❖ GARAGE

ENTRANCE HALL

Double glazed entrance door. Coving to ceiling. Emulsion walls. Power points. Radiator. Dog leg staircase to first floor with cupboard under. Modern ceramic tiled flooring. Panel doors to all rooms.

CLOAKROOM

Double glazed window to front. Coving to ceiling. Tiling to walls. Two piece suite comprising of white wash hand basin with chrome fittings. Matching white close coupled WC. Radiator. Tiled to flooring.

LOUNGE 11' 11" x 20' 6" (3.63m x 6.24m)

Double glazed windows to front and rear. Coving to ceiling. Power points. TV point. Radiator. Ornate fireplace with wood surround and marble hearth. Fitted carpet.

KITCHEN/DINING ROOM 20' 2" x 11' 10" (6.14m x 3.60m)

Double glazed window to front. Double glazed patio door to rear. Coving to ceiling. Emulsion walls. Power points. Radiator. Range of modern beech effect eye and base units. Complementary work surfaces with tiled splashbacks. Inset sink unit with mixer taps. Built in Neff oven. Ceramic hob with extractor. Integrated fridge, freezer and dishwasher. Stone effect ceramic tiled flooring. Double glazed door to flank.

CONSERVATORY

Victorian style conservatory glazed to three aspects. Polycarbonate roof. Double glazed door to garden. Power points. Stone effect ceramic tile flooring.



FIRST FLOOR LANDING

Approached via dog leg staircase. Double glazed window to rear. Coving to ceiling. Access to loft space. Emulsion and feature paper walls. Power points. Radiator. Fitted carpet. Panel doors to all rooms.

MASTER BEDROOM 11' 2" x 10' 8" (3.40m x 3.25m)

Double glazed window to front. Coving to ceiling. Emulsion walls. Power points. Radiator. Modern full length fitted wardrobes with matching bedside units. Fitted carpet. Panelled door to.

EN-SUITE 9' 3" x 5' 8" (2.82m x 1.73m)

Double glazed window to flank. Plaster ceiling. Shaver point. Hand sensor wall mounted vanity mirror and cabinet. Chrome towel rail. Modern white three piece suite comprising of glass shower enclosure with stone base. Rectangular wash hand basin with chrome fittings. Close coupled WC. Matching tiled walls and floor.

BEDROOM TWO 12' 0" x 9' 8" (3.65m x 2.94m)

Double glazed window to rear. Coving to ceiling. Emulsion walls. Power points. Radiator. Complementary fitted wardrobes with bed recess and cupboards over. Matching bedside units. Fitted carpet.

BEDROOM THREE 12' 0" x 9' 8" (3.65m x 2.94m)

Double glazed window to front. Coving to ceiling. Emulsion walls. Power point. Radiator. Modern fitted wardrobes with matching dresser. Fitted carpet.



BEDROOM FOUR 9' 4" x 6' 11" (2.84m x 2.11m)

Double glazed window to rear. Coving to ceiling. Emulsion walls. Power points. Radiator. Built in storage cupboard. Desk unit with draws and cupboards under. Fitted carpet.

FAMILY BATHROOM

Double glazed window to front. Modern ceramic fully tiled walls with mosaic border. Chrome towel rail. Shaver point. Modern white three piece suite comprising of panelled bath with chrome fittings. Wall mounted wash hand basin with chrome fittings. Close coupled WC. Patterned wood flooring.

REAR GARDEN

Immediate paved patio with block edging continuing to both flanks. Lawn with blue slate stone borders. Fenced boundaries. Gated side entrance. Variety of shrubs and evergreens. Double timber shed. Security lighting.

GARAGE

Approached via Tarmac drive. Brick and tile construction. Up and over door. Power and lighting. Courtesy door to flank.



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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