



Horndon On The Hill Guide Price £500,000



## **ENTRANCE PORCH**

Approached via double glazed door. Radiator. Inset lighting to ceiling. Laminated flooring. Door to:

## **ENTRANCE HALL**

Boxed radiator. Laminated flooring. Spindled staircase to first floor with recess under. Power points.

## **KITCHEN/FAMILY ROOM** 29' 9" > 12' x 18' 11" (9.06m > 3.65m x 5.76m)

Double glazed Bi-fold doors to rear with fantastic countryside views. Underfloor heating. Inset lighting to ceiling. Laminated flooring. Range of Shaker design base and eye level units with Quartz work surfaces. Inset Butler style sink with mixer tap. Two built in ovens. Five ring gas hob with canopy over. Integrated dishwasher, full height fridge and freezer. Island unit with Oak work surface. Free standing log burner. Power points. Open to:

## **DINING ROOM** 15' 6" x 9' 9" (4.72m x 2.97m)

Boxed radiator. Inset lighting to ceiling. Laminated wood flooring. Power points.

## **BEDROOM ONE** 12' 7" x 11' 11" (3.83m x 3.63m)

Double glazed sliding sash bay window to front. Radiator. Fitted carpet. Power points.

## **BEDROOM TWO** 9' 9" x 8' 10" (2.97m x 2.69m)

Double glazed borrowed light window. Radiator. Coving to ceiling. Fitted carpet. Power points. Decorated with picture rail.



## **SHOWER ROOM**

Obscure double glazed sliding sash window. Inset lighting to ceiling. Tiled flooring with underfloor heating. White suite comprising of vanity wash hand basin with cupboard under. Concealed cistern WC. Walk in shower with mixer shower over. Tiling to walls.

## **LANDING**

Velux window. Fitted carpet. Power point.

## **BEDROOM THREE** 16' 5" x 9' 10" > 8' (5.00m x 2.99m > 2.44m)

Double glazed windows to rear with central French doors. Under floor heating. Laminated wood flooring. Power points.

## **BEDROOM FOUR** 9' 10" x 8' 3" (2.99m x 2.51m)

Double glazed sliding sash window to rear. Underfloor heating. Laminated flooring. Power points.

## **BATHROOM**

Velux window. Underfloor heating. Inset lighting to ceiling. Laminated flooring. White suite comprising of free standing roll top bath with ball and claw feet. Unit with vanity bowl wash hand basin with cupboards under and concealed cistern WC.

## **REAR GARDEN** Approximately 72' (21.93m)

Immediate decked patio area with stunning views of the local countryside stepping to lawn. Raised flower and shrub borders. Path. Raised ornamental fish pond. Further decked patio and circular paved patio to rear. Sheds. Gated side entrance.

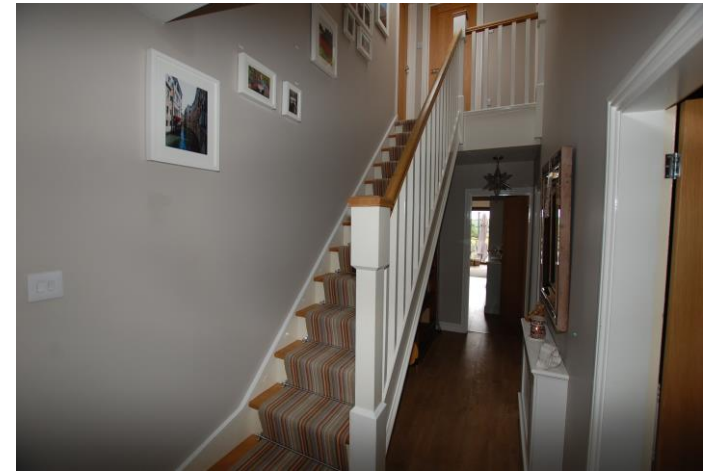


## FRONT GARDEN

Block paved providing parking for two/three vehicles.

## 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.



Blue Cedars, Hillcrest Road, Horndon-On-The-Hill, Essex, SS17 8NG



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**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 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.



## Energy Performance Certificate



Blue Cedars, Hillcrest Road, Horndon-on-the-Hill, STANFORD-LE-HOPE, SS17 8NG

**Dwelling type:** Semi-detached house **Reference number:** 8280-6926-9090-1688-9202  
**Date of assessment:** 08 June 2020 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 11 June 2020 **Total floor area:** 132 m<sup>2</sup>

### Use this document to:

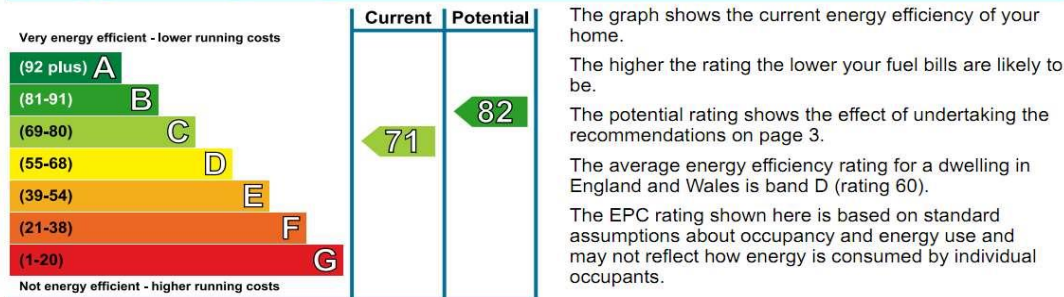
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,724</b>
<b>Over 3 years you could save</b>	<b>£ 405</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	
Heating	£ 2,028 over 3 years	£ 1,623 over 3 years	
Hot Water	£ 402 over 3 years	£ 402 over 3 years	
<b>Totals</b>	<b>£ 2,724</b>	<b>£ 2,319</b>	

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 Internal or external wall insulation	£4,000 - £14,000	£ 228
2 Floor insulation (suspended floor)	£800 - £1,200	£ 174
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,032

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