



Orsett £420,000



18 Wingfield Drive, Orsett, Essex, RM16 3HE

AN OUTSTANDING FOUR BEDROOM TERRACE HOUSE SITUATED IN AN ENVIABLE LOCATION ON THE SOUGHT AFTER ORSETT VILLAGE DEVELOPMENT WHICH BENEFITS FROM RE FITTED KITCHEN AND BATHROOMS ALL FINISHED TO AN EXCELLENT STANDARD. HIGHLY RECOMMENDED. EPC: C.

- ❖ ENTRANCE HALL
- ❖ RE FITTED KITCHEN
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ FAMILY BATHROOM
- ❖ GARAGE AND PARKING
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ THREE FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ VIEWING ADVISED

Double glazed door to:

ENTRANCE HALL

Radiator. Amtico flooring. Spindle staircase to first floor. Power point.

CLOAKROOM

Obscure double glazed window. Radiator. Amtico flooring. White suite comprising of low flush WC. Vanity wash hand basin cupboard under. Tiling to one wall.

KITCHEN/BREAKFAST ROOM 12' 4" x 8' 9" (3.76m x 2.66m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Amtico flooring. Range of white high gloss base and eye level units with Quartz work surfaces. Inset one and one half sink unit with mixer hot and cold tap. Built in double oven. Five ring gas hob with canopy over. Microwave. Integrated dishwasher and washing machine. Power points.

LOUNGE 18' 10" x 14' 9" (5.74m x 4.49m)

Double glazed bay window to rear with central French doors. Radiator. Amtico flooring. Power points. Built in cupboard.



FIRST FLOOR LANDING

Radiator. Fitted carpet. Power point.

BEDROOM ONE 13' 6" x 10' 7" (4.11m x 3.22m)

Two double glazed windows to rear. Oak flooring. Radiator. Power points. Built in sliding mirror fronted wardrobes with hanging and shelf space.

EN SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Vanity wash hand basin drawer space under. Walk in double shower cubicle with smoked glass screen. Tiling to walls.

BEDROOM TWO 11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to front. Radiator. Karndean flooring. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of free standing bath with central mixer tap. Concealed cistern WC. Vanity wash hand basin with drawer under. Tiling to walls.



SECOND FLOOR LANDING

Fitted carpet.

BEDROOM THREE 13' 6" x 12' 3" (4.11m x 3.73m) max.

Double glazed window to front. Radiator. Karndean flooring. Power points. Access to loft. Cupboard housing boiler (Not tested). Built in wardrobe cupboard.

BEDROOM FOUR 15' 5" x 8' 2" (4.70m x 2.49m)

Two velux windows to rear. Radiator. Karndean flooring. Power points.

REAR GARDEN

An attractive rear garden with immediate decked patio stepping to artificial lawn. Further decked patio to rear. Paved path. Fenced boundaries. Rear access gate leading to garage and parking.

FRONT GARDEN

Paved.

GARAGE

Up and over door. Block paved parking for one vehicle.



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. 6. There is a residents association and a fee payable to RMG management company.



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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

