



Stanford-Le-Hope £445,000



19a Caldwell Road, Stanford-Le-Hope, Essex, SS17 0LP

AN ATTRACTIVE THREE/FOUR BEDROOM SPACIOUS DETACHED CHALET STYLE PROPERTY LOCATED IN A PLEASANT TURNING ON THE FRINGES OF STANFORD LE HOPE. STANFORD HIGH STREET WITH ITS COMPREHENSIVE RANGE OF SHOPS AND C2C RAIL SERVICE ARE WITHIN WALKING DISTANCE. THE IMMEDIATE AREA IS SERVED BY STANFORD LE HOPE PRIMARY SCHOOL AND ST CLERE'S SENIOR SCHOOL. EPC: E.

- ❖ THREE /FOUR BEDROOM
- ❖ RECENTLY REDECORATED THROUGHOUT
- ❖ GOOD SIZE REAR GARDEN
- ❖ NO ONWARD CHAIN
- ❖ DETACHED CHALET STYLE HOUSE
- ❖ GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- ❖ DRIVEWAY AND GARAGE
- ❖ VIEWING HIGHLY RECOMMENDED

ENTRANCE HALL

Obscure double glazed window to front. Tiled flooring. Door leading to Garage.

KITCHEN 7' 7" x 12' 9" (2.31m x 3.88m)

Window and glazed door to side. Tiled flooring. A range of creme gloss effect upper and lower level units. Integrated brushed steel oven and hob with pull out extractor fan over. Sink unit inset into complimentary work surface. Integrated dishwasher and fridge freezer. Tiled walls. Spotlighting.

LOUNGE/DINER 19' 6" x 22' 3" (5.94m x 6.78m)

Two windows to side. Window and glazed double doors to rear. Three radiators. Stairs to first floor. Fire with stone effect inset hearth and mantle.

DINING ROOM/BEDROOM FOUR 7' 10" x 13' 4" (2.39m x 4.06m)

Window to front. Radiator.

FIRST FLOOR LANDING

Loft and ground floor access. Fitted carpet. Built in storage cupboard.



BEDROOM ONE 12' 3" x 11' 5" to wardrobe (3.73m x 3.48m)

Window to rear. Radiator. Fitted carpet. Fitted wardrobes with sliding mirrored doors. (Restricted head height).

BATHROOM

Obscure window to side. Chrome heated towel rail. Tiled walls and flooring. Vanity sink unit. Low flush WC. Panelled bath.

BEDROOM TWO 11' 5" x 10' 8" (3.48m x 3.25m)

Window to side. Radiator. Fitted carpet. Window to front.

BEDROOM THREE 11' 4" to wardrobe x 9' 3" (3.45m x 2.82m)

Window to front and side. Radiator. Fitted carpet. Fitted wardrobes.

REAR GARDEN

Approximately 64 ft deep. Immediate concrete patio. Remainder laid to lawn. Shrub borders. Timber shed. Pedestrian side access. Outside tap.



GARAGE

Roll up door. Power and lighting. Wall mounted domestic boiler.

FRONTAGE

Partly enclosed. Part lawned with shrub border. Part concreted to provide off road parking.

AGENT 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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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 


19a, Caldwell Road, STANFORD-LE-HOPE, SS17 0LP

Dwelling type: Detached house Reference number: 9868-6042-7243-3275-6970
 Date of assessment: 16 July 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 July 2015 Total floor area: 125 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:	£ 3,831
Over 3 years you could save	£ 933

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 204 over 3 years	
Heating	£ 3,126 over 3 years	£ 2,445 over 3 years	
Hot Water	£ 420 over 3 years	£ 249 over 3 years	
Totals	£ 3,831	£ 2,898	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 375	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 213	
3 Low energy lighting for all fixed outlets	£20	£ 66	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.