



Stanford Le Hope £595,000



CANOPIED PORCH

Double glazed door to:

ENTRANCE HALL

Radiator. Amtico flooring. Power points. Built in double cloaks cupboard. Spindled staircase to first floor with cupboard under. Double doors to kitchen/family room.

CLOAKROOM

White suite comprising of Low flush WC. Pedestal wash hand basin with tile splashback. Amtico flooring. Radiator.

LOUNGE 16' 3" x 12' 1" (4.95m x 3.68m)

Double glazed windows to side and rear. Radiator. Amtico flooring. Power points. Double glazed French doors to garden.

STUDY 8' 7" x 7' 9" (2.61m x 2.36m)

Double glazed window to front. Amtico flooring. Power points.

KITCHEN/FAMILY ROOM 19' 10" x 12' 4" (6.04m x 3.76m)

Double glazed bay window to front. Double glazed window to rear. Radiator. Inset lighting to ceiling. Amtico flooring. Power points. Range of white high gloss base and eye level units with complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven. Six ring gas hob with canopy and extractor over. Integrated dishwasher, fridge and freezer. Breakfast bar.



3 Walton Heath Close, Stanford-Le-Hope, Essex, SS17 0FY

UTILITY ROOM 6' 5" x 5' 6" (1.95m x 1.68m)

Half glazed door to garden. Base and eye level units with complimentary work surface. Recess and plumbing for automatic washing machine. Power points.

LANDING

Radiator. Fitted carpet. Power points. Airing cupboard with hot water tank. Access to loft space.

MASTER BEDROOM 16' 6" x 12' 1" (5.03m x 3.68m)

Double glazed windows to two aspects. Two radiators. Fitted carpet. Power points. Range of double and single wardrobes with hanging and shelf space.

EN SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Amtico flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Double shower cubicle with mixer shower. Tiling to walls. Shaver point.

BEDROOM TWO 11' 2" x 9' 8" (3.40m x 2.94m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. A range of built in double wardrobes.

BEDROOM THREE 13' 4" x 8' 6" (4.06m x 2.59m)

Double glazed window to front. Radiator. Fitted carpet. Power Points. Built in double mirror fronted wardrobe.



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BEDROOM FOUR 10' 9" x 7' 9" (3.27m x 2.36m)

Double glazed window to front. Fitted carpet. Radiator. Power points.

FAMILY BATHROOM

Obscure double glazed window. Heated towel rail. Amtico flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath with central mixer tap. Shower cubicle with mixer shower. Tiling to walls. Extractor fan.

REAR GARDEN

Immediate paved patio leading to lawn. Further patio area to rear. Raised flower and shrub borders. Gated side entrance. Outside tap and lighting.

FRONT GARDEN

Mainly laid to lawn with flower and shrub borders. Path. Own driveway to:

GARAGE

Up and over door. Power and light. Electric car charger.



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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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



3, Walton Heath Close, STANFORD-LE-HOPE, SS17 0FY

Dwelling type:	Detached house	Reference number:	0733-3855-7464-9993-7591
Date of assessment:	15 June 2017	Type of assessment:	SAP, new dwelling
Date of certificate:	15 June 2017	Total floor area:	149 m ²

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:	£ 1,530
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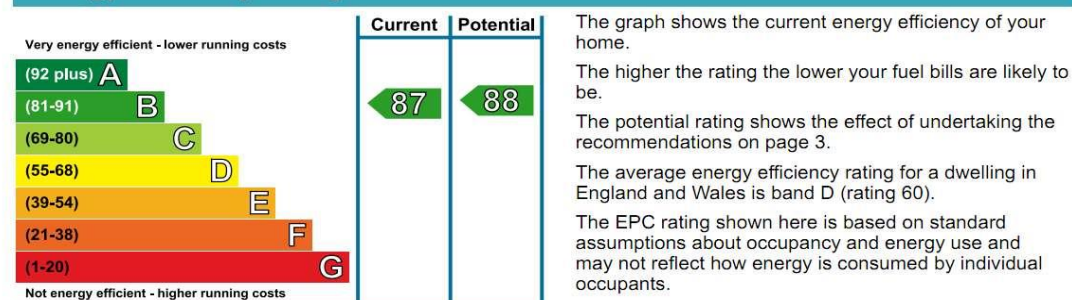
Over 3 years you could save	£ 147
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 975 over 3 years	£ 978 over 3 years	
Hot Water	£ 321 over 3 years	£ 171 over 3 years	
Totals	£ 1,530	£ 1,383	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 147