



Stifford Clays £445,000



Double glazed door to:

ENTRANCE PORCH

Double glazed to three aspects. Vinyl flooring. Power points. Double glazed door to:

ENTRANCE HALL

Radiator. Coved ceiling. Porcelain tiled flooring. Power points. Built in storage cupboard.

LOUNGE 16' 0" x 11' 5" (4.87m x 3.48m)

Bi-fold doors to orangery/family room. Cast iron radiator. Ornate coving to ceiling. Fitted carpet. Power points. Feature Marblesque fireplace with raised hearth and fitted flame effect electric fire.

KITCHEN/FAMILY ROOM 24' 8" x 19' 4" > 9'4 (7.51m x 5.89m > 2.84m)

Twin Bi-folding doors to garden. Tiled flooring with underfloor heating. Power points. Two radiators. Range of base and eye level units with granite work surfaces. Inset single drainer sink unit with mixer tap. Built in combination and fan assisted ovens. Electric hob with canopy over. Recess for American style fridge/freezer. Integrated dishwasher. Two roof lanterns. Stairs to loft space.

BEDROOM ONE 14' 3" x 11' 4" (4.34m x 3.45m)

Double glazed half bay window to front. Cast iron radiator. Coved ceiling. Fitted carpet. Power points. Panelling to walls.

BEDROOM TWO 10' 7" x 9' 11" (3.22m x 3.02m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Panelling to walls. Fitted mirror fronted wardrobes.



SHOWER ROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring with underfloor heating. Walk in 2 meter shower with screen. Low flush WC. Wall mounted wash hand basin with cupboard under. Heated vanity mirror. Tiling to walls.

LANDING

Fitted carpet.

STORAGE ROOM 19' 10" x 9' 9" (6.04m x 2.97m)

Velux window. Electric heater. Fitted carpet. Power points. Range of fitted Wardrobes and drawer space. Eaves storage.

SECOND STORAGE ROOM 8' 9" x 8' 7" (2.66m x 2.61m)

Velux window. Electric heater. Fitted carpet. Power points. Eaves storage.

UTILITY 10' 7" x 10' 4" (3.22m x 3.15m)

Velux window. Vinyl flooring. Power points. Base units with complimentary work surfaces with tiled splashbacks. Stainless steel sink unit with mixer tap. Recess and plumbing for automatic washing machine. Boiler (Not Tested).

REAR GARDEN

Immediate raised paved patio with wrought iron balustrade. Steps leading to lawn with well stocked flower and shrub borders. Summerhouse. Block paved driveway to garage/workshop and covered storage area.



Meadow Road Stifford Clays Essex RM16 2EX

FRONT GARDEN

Gated and walled block paved driveway providing parking for several vehicles and feature stone bed with monkey puzzle tree.

DOUBLE GARAGE 22' 10" x 18' 2" (6.95m x 5.53m)

Power and light.

SINGLE GARAGE 18' 2" x 11' 3" (5.53m x 3.43m)

Power and light.



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. We understand from our vendor that the converted loft space does not have planning permission for living accommodation.



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.



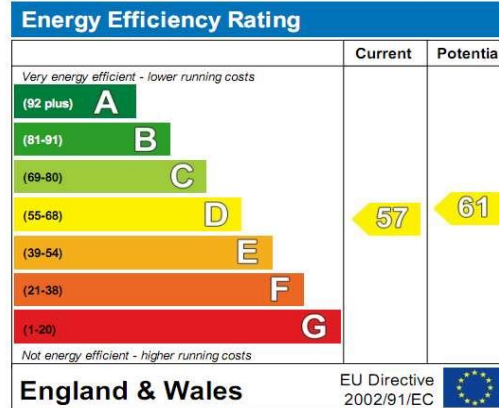
Energy Performance Certificate



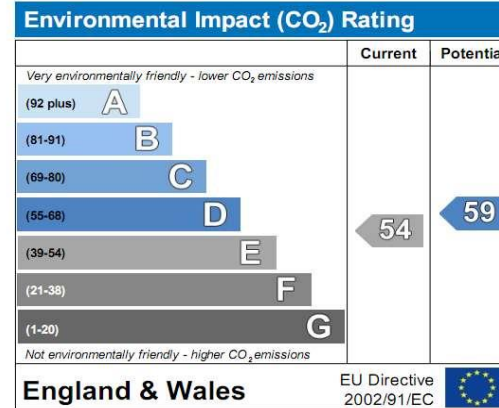
47, Meadow Road
GRAYS
RM16 2EX

Dwelling type: Semi-detached bungalow
Date of assessment: 18 July 2011
Date of certificate: 18 July 2011
Reference number: 8299-6523-8460-1888-6996
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	308 kWh/m ² per year	270 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	3.3 tonnes per year
Lighting	£68 per year	£34 per year
Heating	£575 per year	£508 per year
Hot water	£113 per year	£131 per year

You could save up to £85 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.