



Orsett Village £700,000



**Double glazed security door to:**

### **ENTRANCE HALL**

Inset lighting to ceiling. Tiled flooring with underfloor heating.

### **TV ROOM** 12' 8" x 8' 10" (3.86m x 2.69m)

Double glazed Georgian window to front. Inset lighting to ceiling. Tiled flooring with underfloor heating. Power points.

### **INNER LOBBY**

Inset lighting to ceiling. Tiled flooring with underfloor heating. Stable door to rear.

### **CLOAKROOM**

Obscure double glazed Georgian window. Coved ceiling with inset lighting. Tiled flooring. White contemporary suite comprising of wall mounted wash hand basin. Low flush WC.

### **UTILITY ROOM** 8' 5" x 6' 4" (2.56m x 1.93m)

Double glazed Georgian window to side. Inset lighting to ceiling. Tiled flooring with underfloor heating. Power points. Range of fitted units with integrated fridge and automatic washing machine. Granite work surface with butler style sink. Boiler (Not Tested).

### **LOUNGE** 18' 0" x 14' 6" (5.48m x 4.42m)

Double glazed Georgian window to side. Radiator. Coved ceiling with inset lighting. Karndean wood effect flooring. Staircase to first floor with stainless steel and glass balustrade. Feature fireplace. Recesses for Sky box and DVD. Open to:



## Mayfield House Rectory Road Orsett Essex RM16 3EH

### **FAMILY ROOM** 29' 11" x 6' 10" (9.11m x 2.08m)

Feature double glazed vertical windows to both sides. Electrically operated skylight windows. Karndean wood effect flooring with underfloor heating. Power points. Twin Bi-folding doors to garden. Inset lighting to ceiling. Open to:

### **KITCHEN/DINER** 17' 10" x 12' 8" (5.43m x 3.86m)

Double glazed Georgian window to front. Boxed radiator. Coved ceiling with inset lighting. Kardean wood and tiled flooring. Power points. Range of base level units with complimentary work surface. Glass fronted wall units. Inset one and one half sink unit with mixer tap. Built in stainless steel oven. Five ring gas hob with canopy over. Integrated dishwasher. Tiled splashbacks. Built in storage cupboard. Recess for American style fridge.

### **LANDING**

Double glazed Georgian window to front. Coved ceiling. Fitted carpet. Power points. Access to loft, boarded and light.

### **MASTER BEDROOM** 19'10 > 12'7 x 17'6 > 13'8 (6.04m > 3.83m x 5.33m > 4.16m)

Double glazed Georgian windows to three aspects. Inset lighting to ceiling. Karndean wood effect flooring with underfloor heating. Power points. Eaves storage cupboards.

### **EN SUITE WET ROOM**

Double glazed Georgian window to side. Inset lighting to ceiling. Tiled flooring with underfloor heating. White contemporary suite comprising of bidet. Concealed cistern WC. Wall mounted wash hand basin. Mixer shower and shower attachment. Eaves storage. Heated towel rail.



## Mayfield House Rectory Road Orsett Essex RM16 3EH

### **DRESSING AREA** 8' 7" x 5' 10" (2.61m x 1.78m)

Double glazed Georgian window to side. Ladder radiator. Fitted carpet. Power points. Range of sliding fronted wardrobes with hanging and shelf space.

### **BEDROOM TWO** 12' 0" x 10' 0" (3.65m x 3.05m)

Double glazed Georgian window to rear. Radiator. Oak flooring. Power points.

### **BEDROOM THREE** 12' 0" x 9' 9" (3.65m x 2.97m)

Double glazed Georgian window to rear. Radiator. Coved ceiling. Laminated wood flooring. Power points.

### **BEDROOM FOUR** 9' 3" x 8' 0" (2.82m x 2.44m)

Double glazed Georgian window to rear. Radiator. Fitted carpet. Power points. Built in double wardrobe.

### **BATHROOM**

Double glazed Georgian window to front. Heated towel rail. Inset lighting to ceiling. Amtico flooring. White suite comprising of concealed cistern WC. Vanity bowl wash hand basin with cupboard under. Bath with mixer shower over. Tiling to walls.

### **REAR GARDEN**

Granite patio leading to lawn with fenced boundaries. Flower and shrub borders. Gated side entrance.

### **FRONT GARDEN**

Stone driveway providing parking for several vehicles. Flower and shrub borders.



**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.





**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



Mayfield House, Rectory Road, Orsett, GRAYS, RM16 3EH

**Dwelling type:** Detached house      **Reference number:** 0438-3038-6215-6486-5930  
**Date of assessment:** 07 May 2016      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 10 May 2016      **Total floor area:** 188 m<sup>2</sup>

### Use this document to:

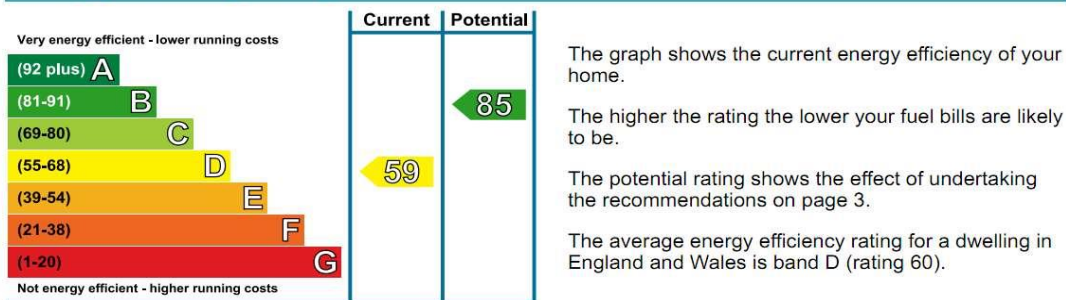
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,316</b>
<b>Over 3 years you could save</b>	<b>£ 1,035</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 582 over 3 years	£ 291 over 3 years	
Heating	£ 4,380 over 3 years	£ 3,636 over 3 years	
Hot Water	£ 354 over 3 years	£ 354 over 3 years	
<b>Totals</b>	<b>£ 5,316</b>	<b>£ 4,281</b>	

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



### 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	£ 798	
2 Low energy lighting for all fixed outlets	£185	£ 237	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 909	

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](http://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.