



Ardent estates

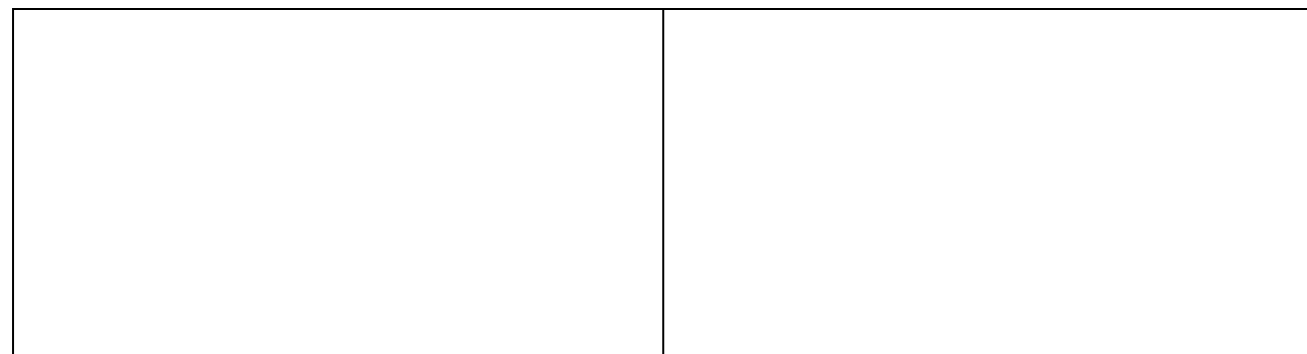
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Orsett Road, Horndon On The Hill, SS17 8NS

Situated in a popular village location on an impressive PLOT OF JUST UNDER AN ACRE an imposing 5 bedroom detached residence with far reaching views to the rear. The property offers ample scope for further improvement and is being sold with NO ONWARD CHAIN.

Price £1,395,000 Freehold

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Situated in a popular village location on an impressive PLOT OF JUST UNDER AN ACRE an imposing 5 bedroom detached residence with far reaching views to the rear. The property offers ample scope for further improvement and is being sold with NO ONWARD CHAIN.

The spacious and flexible accommodation comprises 5 double bedrooms with an en suite to master, a family bathroom/wc to the 1st floor, The ground floor has a large living room/diner, an office, a separate dining room, a 4th reception room, a kitchenette, cloakroom, utility room and a fitted kitchen. To the front of the property is an in a out driveway with parking for several vehicles leading to a DETACHED DOUBLE GARAGE. The rear garden backs farmland and is laid mainly to lawn with an abundance of shrubs and trees.

Ideally located with excellent travel routes including rail, road and airports. Both Stanford-Le-Hope and Laindon stations give access to London

Fenchurch Street and A13/A127/M25 road links also giving access to London. The pleasant village location is also within easy reach to local amenities including fantastic pubs and local primary school.

Entrance Hall
window to front, radiator

Cloakroom
window to front, wc, wash basin, radiator

Office/Reception Room
19'11" (6.07m) x 12'10" (3.91m)
window to rear and side, storage cupboard, range of shelves, radiator

Study
11'4" (3.45m) x 8'11" (2.72m)
window to rear, loft storage, radiator

Kitchenette
14'10" (4.52m) x 8'2" (2.49m)
windows to front and rear, base and wall units, work surface, sink, radiator

Hallway
2 windows to front, stairs to galleried landing, radiator

Sitting Room
13'9" (4.19m) x 11'5" (3.48m)
sliding doors to garden, storage cupboard, radiator

Kitchen
13'2" (4.01m) x 12'3" (3.73m)
2 windows to front, one and a half bowl sink unit, range master oven, hob, extractor fan, range of shaker style base and wall units, work surfaces, radiator

Living Room
16'5" (5m) x 13'1" (3.99m)
window to rear, feature fireplace, radiator

Dining Room
16'5" (5m) x 13'10" (4.22m)
window to rear, radiator

Hallway 2
radiator

Utility Room
7'11" (2.41m) x 7'9" (2.36m)
window to front, range of base and wall units, work surfaces, sink, radiator

Boiler Room
7'11" (2.41m) x 4'4" (1.32m)
boiler, cylinder, consumer unit

Cloakroom 2
window to front, wc, wash basin, radiator

Bedroom 1
19'10" (6.05m) x 13'0" (3.96m)
windows to rear and side, radiator, built in wardrobe.

En Suite
window to front, shower cubicle, dual sink unit with vanity surround, wc, heated towel rail, radiator, walk in airing cupboard.

Bedroom 2
13'8" (4.17m) x 11'10" (3.61m)
window to rear, radiator. built in wardrobe.

Bedroom 3
13'2" (4.01m) x 11'10" (3.61m)
window to rear, radiator.

Bedroom 4
13'2" (4.01m) x 12'4" (3.76m)
window to front, radiator, eaves storage cupboard.

Bedroom 5
12'11" (3.94m) x 11'10" (3.61m)
window to rear, radiator, sink unit.

Bathroom/Wc
window to side, bath with shower attachment, shower cubicle, wash basin with vanity surround, wc, radiator, built in airing cupboard with radiator.

Galleried landing
2 windows at half level, built in linen cupboard, loft access, 3 radiators. return stairs to ground floor.

Exterior
The property sits on a superb plot of approx 0.94 acres, to the front there is a lawned area with various trees and shrubs, electric charger point and a sweeping in and out driveway provides parking for several vehicles and leads to DETACHED DOUBLE GARAGE. The rear garden has extensive lawned areas with a variety of trees and shrubs, compost boxes, and access to both sides of property.

Double Garage
2 up and over doors, 2 windows to rear, eaves storage, power

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

