



Horndon-On-The-Hill £645,000



**Rhuna Gal, Horndon Road, Horndon-On-The-Hill, Essex, SS17 8PD**

A DELIGHTFUL AND SPACIOUS THREE BEDROOM SEMI-DETACHED CHALET STYLE PROPERTY SITUATED ON THE FRINGES OF THIS DESIRABLE HISTORIC VILLAGE WITH ITS NUMEROUS LOCAL AMENITIES WHICH HAS A SUPERB KITCHEN/FAMILY ROOM, EN-SUITE TO MASTER BEDROOM AND EXCELLENT TRANSPORT LINKS WITH A13, M25 AND STANFORD LE HOPE RAILWAY STATION ALL CLOSE BY. EPC: E.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ BATHROOM
- ❖ GOOD SIZE REAR GARDEN
- ❖ GATED DRIVEWAY PROVIDING PARKING
- ❖ IMMACULATE THROUGHOUT
- ❖ KITCHEN/FAMILY ROOM
- ❖ TWO GROUND FLOOR BEDROOMS
- ❖ FIRST FLOOR MASTER BEDROOM WITH EN SUITE
- ❖ FRONT GARDEN
- ❖ VILLAGE LOCATION

## **ENTRANCE HALL**

Approached via glazed door. Boxed radiator. Coving to ceiling. Oak flooring. Power points. Stairs to first floor. Decorated with dado rail.

## **LOUNGE** 19' 6" x 13' 7" (5.94m x 4.14m)

Double glazed windows to rear with central French doors to garden. Two radiators. Coving to ceiling. Oak flooring. Power points. Feature fireplace with Quartz surround and cast iron grate.

## **FAMILY ROOM** 18' 0" x 13' 8" (5.48m x 4.16m)

Twin double glazed patio doors to rear. Radiator. Coving to ceiling. Oak flooring. Power points. Open to:

## **KITCHEN** 22' 10" x 6' 11" (6.95m x 2.11m)

Double glazed lead light bay window to front. Underfloor heating. Part vaulted ceiling with skylight window. Tiled flooring. Power points. A range of base and eye level units with Oak work surfaces. Inset sink unit with mixer tap. Built in double oven and microwave. Induction hob. Integrated dishwasher, wine chiller, automatic washing machine, fridge and freezer.

## **BEDROOM TWO** 13' 2" x 9' 6" (4.01m x 2.89m)

Double glazed lead light bay window to front. Radiator. Coving to ceiling. Oak Flooring. Power points. A range of double and single fitted wardrobes with hanging and shelf space.



**BEDROOM THREE** 13' 0" >9'9" x 10' 2" (3.96m > 2.97m x 3.10m)

Double glazed lead light bay window to front. Radiator. Coving to ceiling. Laminate flooring. Power points. Built in cupboard.

**BATHROOM**

Radiator. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of vanity wash hand basin with drawer space under. Walk in double shower with mixer shower over. Low flush W.C. Tiling to walls with border tile.

**LANDING**

Fitted carpet.

**MASTER BEDROOM** 13' 2" x 12' 10" (4.01m x 3.91m)

Double glazed window to rear. Radiator. Vaulted ceiling. Fitted carpet. Power points.

**EN-SUITE**

Double glazed window to side. Radiator. Vaulted ceiling. Vinyl flooring. White suite comprising of Low flush W.C. Vanity wash hand basin with cupboard under. Panelled bath with central mixer tap.



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### **REAR GARDEN** Approximately 70' (21.32m)

Tiled patio leading to lawn with well stocked flower and shrub borders. Shed with power and light. Gated side entrance.

### **FRONT GARDEN**

Gated driveway providing parking for several vehicles. Remainder landscaped with path and shrub beds.

### **PROPERTY DETAILS**

Tenure: Freehold. EPC: E. Thurrock council tax band: D.



**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 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 rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		