



Orsett - £1,600,000



AN OUTSTANDING FOUR BEDROOM LINK DETACHED HOUSE SITUATED IN THE HEART OF THIS MOST SOUGHT AFTER VILLAGE WHICH HAS SPACIOUS AND WELL PLANNED ACCOMMODATION ALONG WITH DELIGHTFUL MANICURED GROUNDS APPROACHING AN ACRE (STLS). EPC: D.

PARK HOUSE, PRINCE CHARLES AVENUE, ORSETT, ESSEX, RM16 3HS





- No onward chain
- Lounge
- Study
- Conservatory
- Master Bedroom Suite
- Family Bathroom
- Superb Grounds

- Splendid Reception Hall
- Dining Room
- Kitchen Family Room
- Cloakroom
- Three further Bedrooms
- Double Garage



RECEPTION HALL 21' 6" x 16' 10" (6.55m x 5.13m)

Approached via double glazed door. Obscure double glazed windows to front. Underfloor heating. Coving to ceiling. Tiled flooring. Spindled staircase to first floor. Feature fireplace with wood surround and marble insert and hearth. Decorated with dado rail.

CLOAKROOM

Double glazed window to front. Boxed radiator. Coving to ceiling. Tiled flooring. Fitted furniture with granite work surfaces. Inset vanity wash hand basin with mixer tap. Door through to low level W.C. Pedestal wash hand basin. Tiling to walls.

LOUNGE 23' 6" x 16' 8" (7.16m x 5.08m)

Windows to rear with central French doors to garden. Two boxed radiators. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with wood surround and marble insert and hearth. Decorated with dado rail.

DINING ROOM 17' 0" x 12' 8" (5.18m x 3.86m)

Sliding sash window to rear. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with wood surround and marble insert and hearth. Decorated with dado rail.

STUDY 12' 8" > 10' 11" x 9' 2" (3.86m > 3.32m x 2.79m)

Double glazed windows to front and side. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Fitted furniture to include bookshelf and base units.



KITCHEN/FAMILY ROOM 30' 11" x 13' 9" >11' 6" (9.42m x 4.19m > 3.50m)

Double glazed windows to rear and side. Boxed radiator. Coving to ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary granite work surfaces. Inset Dublin style sink with mixer tap. Built in Fan and steam ovens with warming drawer. Microwave. Coffee machine. Induction hob with extractor over. Integrated dishwasher. Recess with gas fired Aga to remain (Not tested). Glass fronted display units. French doors to:

CONSERVATORY 18' 9" x 14' 2" (5.71m x 4.31m)

Double glazed to three aspects with French doors to garden. Glazed roof. Tiled flooring with underfloor heating. Power points.

UTILITY ROOM 11' 1" x 7' 6" (3.38m x 2.28m)

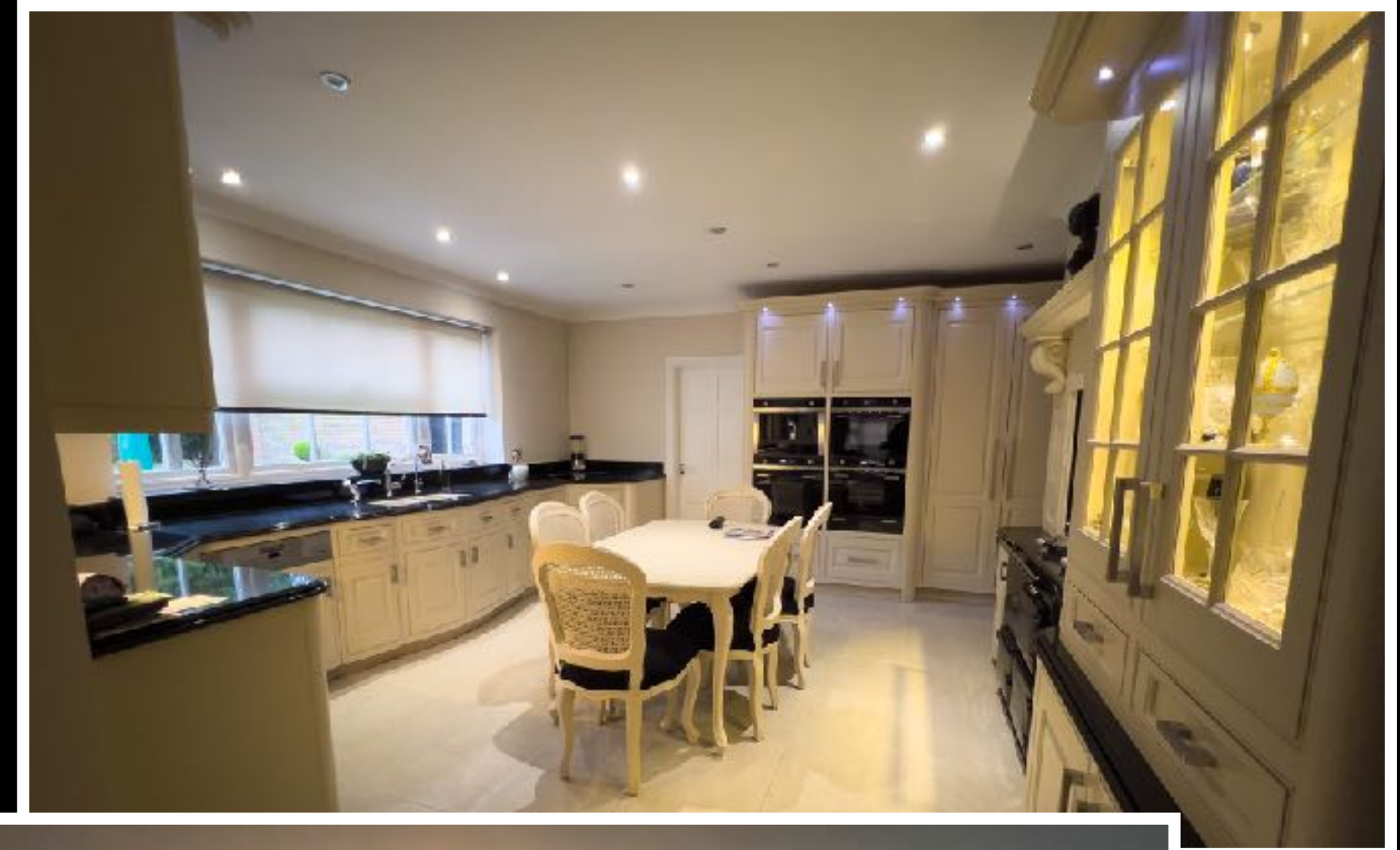
Double glazed window to front. French doors to garden. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink with mixer tap. Tiling to walls.

GALLERIED LANDING

Feature double glazed windows to front. Coving to ceiling. Fitted carpet. Power points. Decorated with dado rail. Access to large loft space via ladder, being boarded, three windows, power and light.

MASTER BEDROOM 23' 6" x 19' 9" >16' 0" (7.16m x 6.02m > 4.87m)

Double glazed windows to rear and side. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Extensive range of double fitted wardrobes with hanging and shelf space and matching drawer units.





EN-SUITE

Fully fitted with base units and granite work surfaces. Inset vanity wash hand basin with mixer tap. Dressing table with vanity mirror. Shower cubicle with mixer shower. Low flush WC. Steps leading to sunken bath with tiled surround. Tiling to walls.

BEDROOM TWO 15' 0" x 13' 0" (4.57m x 3.96m)

Double glaze windows to rear. Coving to ceiling. Fitted carpet. Power points. Range of fitted double wardrobes with hanging and shelf space. Walk in wardrobe.

EN SUITE

Obscure window. Heated towel rail. Tiling to walls and floor. White suite comprising of concealed cistern WC. Wall mounted vanity wash hand basin. Walk in shower with mixer shower over.

BEDROOM THREE 17' 8" x 11' 3" (5.38m x 3.43m)

Double glazed windows to front and side. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Walk in storage area. Double and single fitted wardrobes. Decorated with dado rail.

BEDROOM FOUR 15' 7" x 11' 3" (4.75m x 3.43m)

Double glazed windows to front and side. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Range of fitted double wardrobes with hanging and shelf space.

BATHROOM

Window to side. Boxed radiator. Tiled flooring. Fitted furniture with granite surfaces. Inset vanity wash hand basin. Concealed cistern W.C. Shower cubicle with mixer shower over. Corner Spa and Jacuzzi bath. Built in cupboard. Heated towel rail. Tiling to walls.





DOUBLE GARAGE

Up and over door. Power and light.

FORMAL GROUNDS

Manicured grounds with an array of mature trees and shrubs. Well stocked flower and shrub beds. Post and rail fencing. Summerhouse. His and hers toilets. Storage shed. Open to:

PADDOCK

Mainly laid to lawn with a variety of trees. Post and rail fencing. Gated entrance.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: H. EPC: 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.

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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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