



Horndon-On-The-Hill £865,000



## **Dahlia Cottage, Kirkham Shaw, Kirkham Road, Horndon-On-The-Hill, Essex, SS17 8QE**

An outstanding three bedroom detached bungalow situated in an enviable location surrounded by farmland and mature trees, having parking for numerous vehicles, light and airy rooms some with vaulted ceilings, which needs to be viewed to be appreciated. EPC: B.

- ❖ ENTRANCE HALL
- ❖ MASTER BEDROOM WITH EN SUITE
- ❖ BATHROOM
- ❖ SUPERB LOCATION
- ❖ SWIMMING POOL
- ❖ IMMACULATE THROUGHOUT
- ❖ LOUNGE
- ❖ TWO FURTHER BEDROOMS
- ❖ KITCHEN/DINING ROOM
- ❖ PARKING FOR NUMEROUS VEHICLES
- ❖ LANDSCAPED REAR GARDEN
- ❖ VIEWING ADVISED

**ENTRANCE HALL**

Double glazed door with side panels opening to Entrance hall.  
Underfloor heating. Inset lighting to ceiling. Tiled flooring. Power points.  
Access to loft.

**LOUNGE** 17' 7" x 13' 1" (5.36m x 3.98m)

Double glazed Bay window to front. Double glazed windows to side.  
Underfloor heating. Vaulted ceiling with inset lighting. Tiled flooring.  
Power points. Heat exchange unit. Bi-fold doors to patio.

**BEDROOM TWO** 11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed window to rear. Underfloor heating. Tiled flooring. Power  
points. Heat exchange unit. A range of single and double fitted  
wardrobes with hanging and shelf space.

**BEDROOM THREE** 11' 6" x 10' 0" (3.50m x 3.05m)

Double glazed window to rear. Underfloor heating. Tiled flooring. Power  
points. Heat exchange unit. A range of single and double fitted  
wardrobes.

**BEDROOM ONE** 12' 11" x 12' 11" (3.93m x 3.93m)

Double glazed windows to side. Underfloor heating. Tiled flooring. Power  
points. A range of single and double fitted wardrobes with central T.V  
and drawer space. Heat exchange unit. Double glazed French Doors to  
garden.



### **EN-SUITE**

Obscure double glazed window. Underfloor heating. Heated towel rail. Tiled flooring. White suite comprising of shower with mixer shower over. Vanity wash hand basin with cupboard under. Low flush W.C. Tiling to walls.

### **BATHROOM**

Obscure double glazed window. Underfloor heating. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with drawer under. Panelled bath with mixer shower attachment. Low flush W.C. Shower cubicle with mixer shower tap. Tiling to walls with vertical border.

### **KITCHEN/DINING ROOM**

Double glazed Bay window to front. Double glazed window to side. Underfloor heating. Vaulted ceiling with inset lighting. Tiled flooring. Power points. A range of base and eye level units with complimentary granite work surfaces. Inset sink unit with mixer tap. Recess for cooker with canopy over. Integrated fridges, freezer, washing machine and dishwasher. Double glazed door to side.

### **REAR GARDEN**

Manicured and landscaped rear garden with immediate paved patio. Artificial lawn with central paved path to outbuilding. Heated swimming pool. Further raised paved patio area. Outside lighting. Side entrance.



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### **OUTBUILDING** 22' 6" x 10' 6" (6.85m x 3.20m)

Double glazed Bi-Fold doors to garden. Storage area. Swimming pool pump.

### **FRONT GARDEN**

The property is situated within a private gated development with access leading to Stone driveway providing parking for numerous vehicles. Concrete hard standing. Fenced boundaries.

### **PROPERTY DETAILS.**

Tenure: Freehold. Thurrock Council Tax Band: F. EPC: B. We understand a service charge is payable for the electric gates at the entrance of the development.



**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 B. It has the potential to be B.

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

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