



Horndon-On-The-Hill £537,000



Buckden, Hillcrest Road, Horndon-On-The-Hill, Essex, SS17 8NG

An outstanding three bedroom semi detached house situated in an enviable location within this historic village with far reaching views to the rear, delightful rear garden and detached garage. EPC: TBC.

❖ ENTRANCE HALL

❖ KITCHEN

❖ BATHROOM

❖ DETACHED GARAGE

❖ SUPERB VIEWS

❖ LOUNGE/DINING ROOM

❖ LANDING

❖ THREE BEDROOMS

❖ REAR GARDEN

❖ DRIVEWAY TO DETACHED GARAGE

ENTRANCE HALL

Door to entrance hall. Double glazed window to front. Radiator. Fitted carpet. Power points. Stairs to first floor with cupboard under.

LOUNGE/DINING ROOM 27' 0" x 11' 5" Max (8.22m x 3.48m Max)

Double glazed window to front. Radiator. Fitted carpet. Power points. Feature fireplace and surround. Double glazed French doors to garden.

KITCHEN 13' 0" x 7' 10" (3.96m x 2.39m)

Double glazed window to rear. Vinyl flooring. Power points. Base and eye level units with complementary work surfaces. Sink unit with mixer tap. Recesses for appliances. Double glazed door to garden. Cupboard housing boiler (Not tested).

LANDING

Double glazed window to side. Fitted carpet. Built in cupboard. Access to loft.

BEDROOM ONE 13' 8" x 10' 9" (4.16m x 3.27m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

BEDROOM TWO 12' 9" x 9' 3" (3.88m x 2.82m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Vanity wash hand basin with cupboard under. Fitted wardrobes with bed recess and cupboards over.



BEDROOM THREE 7' 10" x 6' 6" (2.39m x 1.98m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern W.C. Vanity wash hand basin with cupboard under. Corner shower cubicle with mixer shower. Tiling to walls.

REAR GARDEN

Paved patio leading to lawn with lovely views. Flower and shrub border. Gated own driveway to detached garage.

GARAGE 18' 0" x 10' 0" (5.48m x 3.05m)

Detached garage with power and lighting. Up and over door.

FRONT GARDEN

Mainly laid to lawn with flower and shrub border. Own driveway providing parking. Gates to further driveway and garage.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: E. EPC: TBC.



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 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 rating and score

This property’s energy rating is D. 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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

