



Horndon-On-The-Hill £645,000





## **Jade, Hillcrest Road, Horndon-On-The-Hill, Essex, SS17 8NE**

A four bedroom detached house situated in an enviable location within this historic village with far reaching farmland views which has excellent family accommodation with superb conservatory and detached garage. EPC: TBC.

❖ ENTRANCE HALL

❖ INNER HALL

❖ CONSERVATORY

❖ LANDING

❖ WET ROOM

❖ FRONT GARDEN

❖ PARKING

❖ CLOAKROOM

❖ LOUNGE

❖ KITCHEN/DINING ROOM

❖ FOUR BEDROOMS

❖ GARAGE

❖ REAR GARDEN

❖ NO ONWARD CHAIN

### **ENTRANCE HALL**

Double glazed door to entrance hall. Radiator. Coving to ceiling. Fitted carpet.

### **CLOAKROOM**

Obscure double glazed window. Radiator. Coving to ceiling. Tiled flooring. Pedestal wash hand basin. Low flush W.C. Half tiled walls.

### **INNER HALL**

Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Stairs to first floor with cupboard under. Built in double cupboard.

### **LOUNGE** 19' 1" x 12' 1" (5.81m x 3.68m)

Two patio doors. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Feature fireplace.

### **CONSERVATORY** 11' 6" x 10' 4" (3.50m x 3.15m)

Windows to three aspects with French doors to garden. Radiator. Laminate flooring.



**KITCHEN/DINING ROOM** 19' 1" x 11' 11" (5.81m x 3.63m)

Two double glazed windows to front. Radiator. Coving to ceiling. Tiling to floor. Power points. A range of base and eye level oak units with complementary granite work surfaces. Sink unit with mixer tap. Built in double oven and microwave. Hob with extractor fan over. Integrated dishwasher, fridge, freezer and washing machine.

**LANDING**

Double glazed window. Access to loft.

**BEDROOM ONE** 10' 11" x 11' 0" (3.32m x 3.35m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. A range of fitted wardrobes and drawer units.

**BEDROOM TWO** 12' 0" x 8' 11" (3.65m x 2.72m)

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

**BEDROOM THREE** 11' 0" x 9' 11" (3.35m x 3.02m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Airing cupboard with lagged tank. Cupboard housing boiler (Not tested).





**BEDROOM FOUR** 9' 8" x 8' 10" (2.94m x 2.69m)

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

**WET ROOM**

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite with walk in shower with mixer shower over. Low flush W.C. Vanity wash hand basin with drawers under. Tiling to walls.

**REAR GARDEN**

Paved patio leading to lawn with flower and shrub borders. Shed. Greenhouse with power and lighting. Personal door to garage. Gated side entrance.

**GARAGE**

Garage to rear with power and lighting. Personal door to garden.

**FRONT GARDEN**

Mainly laid to lawn. Pathway to gated side entrance. Flower and shrub beds.

**PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax Band: F. 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.





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