



Orsett £880,000



Rozen House, Rectory Road, Orsett, Essex, RM16 3EH

A delightful four bedroom detached family home situated in a secluded location behind private gates in the heart of Orsett Village. The property has two reception rooms, Kitchen/family room, entertainment room and off street parking for numerous vehicles. EPC: C.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ KITCHEN/FAMILY ROOM
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ SHOWER ROOM
- ❖ FRONT GARDEN
- ❖ PARKING FOR SEVERAL VEHICLES
- ❖ CLOAKROOM
- ❖ SNUG
- ❖ UTILITY ROOM
- ❖ THREE FURTHER BEDROOMS
- ❖ ENTERTAINMENT ROOM/FORMER GARAGE
- ❖ REAR GARDEN
- ❖ GARAGE

ENTRANCE HALL

Entrance door to entrance hall. Double glazed window to side. Double glazed obscure windows to front. Boxed in radiator. Coving to ceiling. Oak flooring. Power points. Stairs to first floor with cupboard under.

CLOAKROOM

Obscure double glazed window. Radiator. Tiled flooring. White suite comprising of low flush W.C and corner wash hand basin with cupboard under. Tiled splashback.

LOUNGE 19' 5" x 11' 8" (5.91m x 3.55m)

Double glazed windows to three aspects. Two radiators. Coving to ceiling. Oak flooring. Power points. Feature stone fireplace with granite hearth and fitted gas fire (Not tested). Double glazed French doors to garden.

DINING ROOM/SNUG 10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window to front. Radiator. Coving to ceiling. Oak flooring. Power points.

Double glazed stable door to garden. Double glazed door to driveway.



KITCHEN/FAMILY ROOM 26' 7" x 17' 8" > 9' 2" (8.10m x 5.38m > 2.79m)

Three double glazed windows to rear. Two radiators. Coving to ceiling with inset lighting. Tiled flooring. Power points. White 'Shaker' style base and eye level units with complimentary granite worktops. Inset Butler sink unit with mixer tap. Two built in ovens. Five ring gas hob with extractor fan over. Tiled splashback. Built in microwave. Cupboard housing boiler (Not tested). Integrated fridge, freezer, dishwasher and wine cooler. Pantry. Double glazed stable door to garden. Double glazed door to driveway.

UTILITY ROOM 6' 7" x 6' 3" (2.01m x 1.90m)

Double glazed window to rear. Radiator. Coving to ceiling. Tiled flooring. Power points, Base units with complimentary work surfaces. Sink unit with mixer tap. Built in cupboard. Recesses for appliances.

ENTERTAINMENT ROOM 15' 10" x 10' 4" (4.82m x 3.15m)

(Part of former garage). Double glazed French doors to garden. Electric wall heater. Coving to ceiling with inset lighting. Amtico flooring. Power points. Fitted bar. Door to garage storage space.

CLOAKROOM

Cloakroom with low flush W.C. Vanity wash hand basin with cupboard under. Tiled splashback. Amtico flooring.

LANDING

Double glazed window to front with shutters. Fitted carpet. Power points. Access to loft. Airing cupboard with lagged tank.



BEDROOM ONE 12' 3" x 11' 10" (3.73m x 3.60m)

Double glazed window to rear with shutters. Radiator. Coving to ceiling. Fitted carpet. Power points. A range of fitted wardrobes with hanging and shelf space.

EN-SUITE

Obscure double glazed window to rear. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush W.C. Vanity wash hand basin with cupboard under. Shower cubicle with mixer shower over. Half tiled walls.

BEDROOM TWO 15' 0" x 12' 10" > 9' 3" (4.57m x 3.91m > 2.82m)

Two double glazed windows to rear with shutters with another double glazed window to front with shutters. Two radiators. Coving to ceiling. Fitted carpet. Power points. Built in double wardrobes and shelving unit. Eaves storage.

BEDROOM THREE 10' 6" x 10' 10" (3.20m x 3.30m)

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

BEDROOM FOUR 9' 5" x 7' 7" (2.87m x 2.31m)

Double glazed window with shutters to front. Radiator. Inset lighting to ceiling. Power points. A range of fitted double and single wardrobes with hanging, shelf and drawer space.



SHOWER ROOM

Obscure double glazed window to rear. Heated towel rail. Inset lighting. Tiled flooring. White suite comprising of Shower with mixer shower over. Vanity wash hand basin with drawer under. Low flush W.C. Tiling to walls. Extractor fan.

GARAGE

Up and over door. Power and lighting. (Used for storage only).

REAR GARDEN

Paved patio leading to lawn with flower and shrub borders. Flower bed. Side lawn. Shed. Outside tap and power point. Gated side access.

FRONT GARDEN

Shared access to own gravel driveway. Flower and shrub beds. Parking for several vehicles. Outside power point.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council tax band: G. EPC: C.



AGENTS NOTE

1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer 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. 6. As per the estate agents act we must notify all interested parties that the property is owned by a member of staff at Chandler & Martin.



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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.

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

