



Orsett £750,000



Myrtle Cottage, Hornsby Lane, Orsett, Essex, RM16 3AU

An outstanding four bedroom detached cottage nestling on the fringes of Orsett Village with delightful grounds, en-suite to superb master bedroom and detached double garage. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ SNUG
- ❖ LANDING
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ DETACHED DOUBLE GARAGE
- ❖ OFF STREET PARKING FOR SEVERAL VEHICLES
- ❖ CLOAKROOM
- ❖ KITCHEN/DINING ROOM
- ❖ UTILITY ROOM
- ❖ JACK AND JILL SHOWER ROOM
- ❖ THREE FURTHER BEDROOMS
- ❖ LARGE REAR GARDEN
- ❖ GATED DRIVEWAY

ENTRANCE HALL

Double glazed door to entrance hall. Obscure double glazed window. Boxed radiator. Coving to ceiling. Oak wood flooring. Power points. Stairs to first floor with recess under.

CLOAKROOM

Obscure double glazed window. Coving to ceiling. Tiled flooring. White suite comprising of low flush W.C. Pedestal wash hand basin with tiled splashback.

LOUNGE 17' 11" x 11' 8" (5.46m x 3.55m)

Double glazed windows to three aspects. Radiator. Coving to ceiling. Oak wood flooring. Power points. Feature open fireplace with granite hearth. Double glazed French doors to garden.

SNUG/PLAYROOM 14' 3" x 8' 6" (4.34m x 2.59m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Oak wood flooring. Power points.

KITCHEN/DINING ROOM 17' 7" x 10' 3" (5.36m x 3.12m)

Two double glazed windows to rear. Cast iron radiator. Coving to ceiling with inset lighting. Tiled flooring. Power points. Base and eye level units with Oak work surfaces. Belfast sink unit with mixer tap. Integrated dishwasher, fridge and freezer. Built in fan and combination ovens. Larder cupboard.



UTILITY ROOM 8' 5" x 6' 11" (2.56m x 2.11m)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Base and eye level units with Oak work surfaces. Cupboard housing boiler (Not tested). Recess for appliances. Double glazed stable door to garden.

LANDING

Double glazed window to front. Coving to ceiling. Fitted carpet. Access to loft. Built in cupboard.

MASTER BEDROOM 16' 7" > 8' 4" x 12' 0" (5.05m > 2.54m x 3.65m)

Two double glazed windows to front. Radiator. Coving to ceiling. Laminate flooring.

EN-SUITE

Obscure double glazed window. Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. Roll top bath with shower over. Vanity wash hand basin with drawer under. Low flush W.C. Access to loft.

BEDROOM TWO 11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to rear. Boxed radiator. Coving to ceiling. Oak wood flooring. Power points. Range of fitted wardrobes with hanging and shelf space. Door to shower room.



BEDROOM THREE 11' 2" x 10' 6" (3.40m x 3.20m)

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

BEDROOM FOUR 11' 2" x 7' 0" (3.40m x 2.13m)

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

JACK AND JILL SHOWER ROOM

Obscure double glazed window. Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of double shower with mixer shower over. Low flush W.C. Vanity wash hand basin with marble surround and drawer under. Tiled splashback.

REAR GARDEN

Immediate paved patio leading to artificial lawn with flower and shrub borders. Studio with power and lighting. Natural lawn to side leading to double detached garage.

DETACHED DOUBLE GARAGE

Approached via independent driveway. Power and light connected.

FRONT GARDEN

Block paved gated driveway providing parking for several vehicles. Remainder laid to lawn with shrub borders.



PROPERTY DETAILS

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

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.



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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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