



West Tilbury Village £495,000



Casa Mia, 5 The Green, West Tilbury Village, Essex, RM18 8TU

A delightful and extended four bedroom cottage situated in an outstanding position overlooking the village green which has en-suite to master bedroom, spacious kitchen dining room and superb conservatory. Early viewing advised. EPC: D.

- ❖ ENTRANCE PORCH
- ❖ KITCHEN/DINING ROOM
- ❖ CONSERVATORY
- ❖ FOUR BEDROOMS
- ❖ BATHROOM
- ❖ DRIVEWAY

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ LANDING
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ REAR GARDEN
- ❖ PARKING FOR TWO VEHICLES

ENTRANCE PORCH

Double glazed door to entrance porch. Quarry tiled to floor. Panelled walls. Open to:

ENTRANCE HALL

Boxed radiator. Wood flooring. Stairs to first floor. Panelling to walls.

KITCHEN/DINING ROOM 15' 5" x 11' 9" (4.70m x 3.58m)

Double glazed bay window to front. Double glazed window to side. Radiator. Coving to ceiling with inset lighting. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recess for appliances. Recess for Range style oven with canopy over. Further built in cupboard. Double glazed door to side.

LOUNGE 19' 7" x 11' 1" (5.96m x 3.38m)

Double glazed window to rear. Two boxed radiators. Coving to ceiling with inset lighting. Wood flooring. Power points. Feature fireplace log burner and Oak mantel. Open to:

CONSERVATORY 14' 11" x 11' 0" (4.54m x 3.35m)

Double glazed windows to two aspects with French doors to garden. Radiator. Tiled flooring. Power points.



LANDING

Double glazed window to side. Fitted carpet. Built in cupboard. Stairs to second floor.

BEDROOM TWO 11' 6" x 11' 2" (3.50m x 3.40m)

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

BEDROOM THREE 11' 7" x 8' 9" (3.53m x 2.66m)

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

BEDROOM FOUR 8' 0" x 7' 10" (2.44m x 2.39m)

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

BATHROOM

Obscure double glazed window. Radiator. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of low flush W.C. "P" shaped bath with mixer shower over. His and Hers vanity wash hand basins. Tiling to walls.



SECOND LANDING

Built in mirror fronted cupboards. Fitted carpet.

MASTER BEDROOM 14' 1" x 13' 7" (4.29m x 4.14m)

Velux window to rear. Fitted carpet. Power points. Eaves storage cupboards. Open to:

EN-SUITE

Velux window. Heated towel rail. Inset lighting. Vinyl flooring. White suite comprising of concealed cistern W.C. Shower cubicle with mixer shower. Vanity wash hand basin, with tiled splashback.

REAR GARDEN

Brick patio leading to lawn with fenced boundaries. Shed. Gated side access. Further decked area with storage shed.

FRONT GARDEN

Block paved parking for two vehicles. Flower and shrub border. (We understand there is a right of way over the verge).



PROPERTY DETAILS

Tenure: Freehold. Thurrock council tax band: D. EPC: D. Shared Septic tank.

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. 6. We understand a boundary dispute has now been resolved.



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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		