

### **33 Havengore Close, Great Wakering, Southend-On-Sea, SS3 0PH**

We are delighted to offer for sale this attractive four bedroom detached house located within a quiet cul-de-sac which backs onto open farm land. Features include a spacious dual aspect lounge, luxury kitchen, ground floor cloakroom and a large sun room which leads onto a beautifully kept secluded rear garden. This highly desirable property is ideal for a family looking to move to a more rural location but still within easy reach of transport links and mainline stations to services to London Fenchurch Street.



**£450,000      Freehold**

**FOUR BEDROOM DETACHED HOUSE**

**55FT SOUTH FACING GARDEN BACKING  
OPEN FARM LAND**

**DOUBLE GLAZING**

**QUIET CUL-DE-SAC LOCATION**

**EN-SUITE TO MASTER BEDROOM**

**GARAGE AND DRIVEWAY**

**DUAL ASPECT LOUNGE**

**SUN ROOM 18'9 X 10'**

**GROUND FLOOR CLOAKROOM**

Ref: 6526

## ACCOMMODATION COMPRISES;

Approached via composite entrance door into:

### Spacious Hallway

With tiled floor. Two radiators. Staircase to first floor. Understairs storage cupboards. Smooth finish ceiling.

### Cloakroom

Comprising beech effect vanity unit with inset wash hand basin and dual flush close-coupled w.c. Radiator. Tiled floor. Extractor fan. Smooth finish ceiling.

### Lounge 21' 0" x 10' 0" (6.40m x 3.05m)

Dual aspect room with double glazed French style windows to front and rear aspects. Fitted carpet. Polished limetone fire surround with fitted flame effect electric fire. Two radiators. Coved cornice to smooth finish ceiling. Double glazed French style doors leading to:



### Sun Room 18' 6" x 9' 7" (5.63m x 2.92m)

Glazed to side and rear aspects. Double glazed French doors leading onto the patio area.





**Dining Room 10' 2" x 9' 7" (3.10m x 2.92m)**

Tiled floor. Double glazed French style windows to the front aspect. Coved cornice to smooth finish ceiling. Radiator. Square arch leading through to:



**Kitchen 16' 4" x 11' 0" (4.97m x 3.35m)**

Extensively fitted with a range of modern oak effect units to base and eye-level with roll edge work surfaces. Inset double bowl sink unit with mixer tap. Four ring gas hob with extractor canopy over. Built-in NEFF fan assisted double oven. Splashback tiling. Plumbing for washing machine, dishwasher and vented for tumble drier. Tiled floor. French style double glazed windows to the rear. Opaque double glazed door leading to rear garden. Smooth finish ceiling with recessed spotlights.



**FIRST FLOOR / LANDING**

Fitted carpet. Access to loft space. All rooms leading off.

**Master Bedroom** 12' 6" x 9' 10" to wardrobes  
(3.81m x 2.99m)

Double glazed French style windows to the rear aspect. Panoramic farmland views. Radiator. Fitted carpet. Fitted maple effect bedroom furniture. Coved cornice to smooth finish ceiling. Door to:



**En-suite Shower Room**

Comprising fully tiled shower enclosure. Vanity unit with inset wash hand basin. Dual flush low-level w.c. Laminate oak effect flooring. Radiator. Opaque double glazed French style windows to the rear. Smooth finish ceiling with recessed spotlights.



**Bedroom Two** 15' 2" x 8' 8" (4.62m x 2.64m)

Double glazed French style windows to the front aspect. Fitted carpet. Radiator. Coved cornice to smooth finish ceiling.





**Bedroom Three** 10' 6" x 9' 3" (3.20m x 2.82m)

Double glazed French style windows to the front aspect. Radiator. Fitted carpet. Range of fitted wardrobes to one wall. Coved cornice to smooth finish ceiling.

**Bedroom Four** 9' 6" x 7' 0" (2.89m x 2.13m)

Double glazed French style windows to the rear aspect. Radiator. Fitted carpet. Built-in wardrobes. Coved cornice to smooth finish ceiling.



**Bathroom**

Comprising panelled bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and supplementary storage. Dual flush low-level w.c. Opaque double glazed French style window to rear. Part tiled walls. Laminate oak effect flooring. Smooth finish ceiling with recessed spotlights.

**OUTSIDE**

**Rear Garden**

Secluded rear garden measuring approximately 55ft in depth commencing with a large paved patio area to the immediate rear. Remainder laid to lawn flanked by established shrubs and trees. Hard standing for timber storage shed. Large summer house to the rear of the garden. Open farm land views. Side gate leading to the front of the property. Personal door giving access to the garage.



### Front Garden

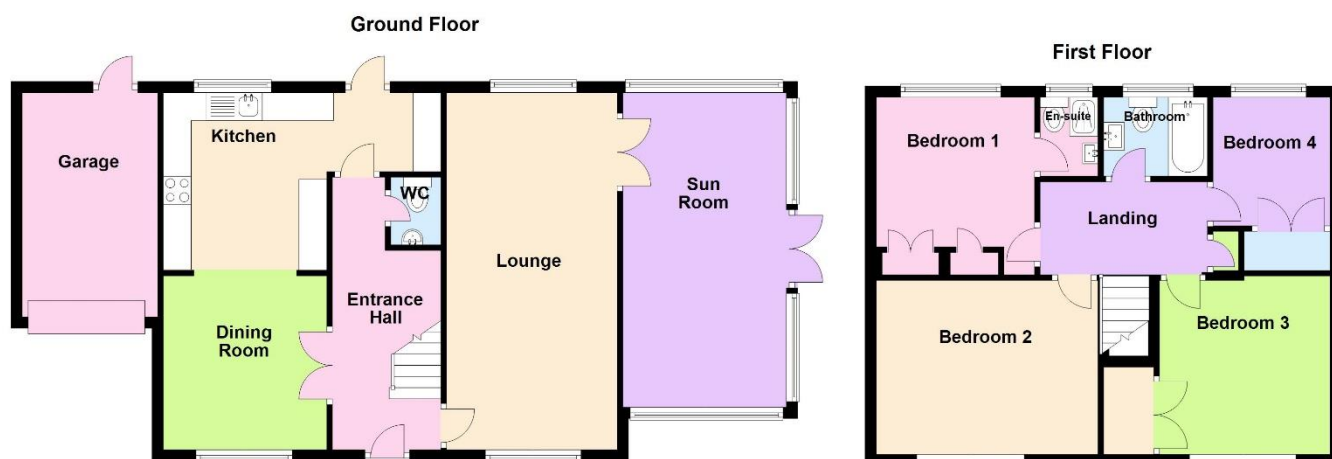
Laid to lawn with a variety of flowering shrubs and evergreens with shaped hedgerow to boundaries.

### Front Garden

Laid to lawn with a variety of flowering shrubs and evergreens with shaped hedgerow to boundaries.

### Parking

Independent driveway providing off-street parking for two vehicles leading to attached garage with up and over door, power and light and eaves storage.



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# Energy Performance Certificate

33, Havengore Close, Great Wakering, SOUTHEND-ON-SEA, SS3 0PH

Dwelling type: Detached house

Date of assessment: 08 June 2018

Date of certificate: 09 June 2018

Reference number: 0653-2888-7266-9508-7335

Type of assessment: RdSAP, existing dwelling

Total floor area: 93 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,692</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 204</b>   |

| Estimated energy costs of this home |                      |                      |   |
|-------------------------------------|----------------------|----------------------|---|
|                                     | Current costs        | Potential costs      | Potential future savings  |
| Lighting                            | £ 288 over 3 years   | £ 201 over 3 years   |  |
| Heating                             | £ 1,077 over 3 years | £ 1,095 over 3 years |   |
| Hot Water                           | £ 327 over 3 years   | £ 192 over 3 years   |   |
| <b>Totals</b>                       | <b>£ 1,692</b>       | <b>£ 1,488</b>       |   |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

| Energy Efficiency Rating   |                                 |                                   |
|--|---------------------------------|-----------------------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | <p><b>Current</b></p> <p>76</p> | <p><b>Potential</b></p> <p>88</p> |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

| Top actions you can take to save money and make your home more efficient |                 |                              |
|--|-----------------|------------------------------|
| Recommended measures   | Indicative cost | Typical savings over 3 years |
| 1 Low energy lighting for all fixed outlets                              | £30             | £ 75                         |
| 2 Solar water heating  | £4,000 - £6,000 | £ 129                        |
| 3 Solar photovoltaic panels, 2.5 kWp                                     | £5,000 - £8,000 | £ 945                        |

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.