



Orsett £425,000



4 Sandown Close, Orsett, Grays, Essex, RM16 3AQ

A three bedroom detached chalet style house situated in a small cul de sac on the fringes of Orsett Village which has an en-suite to ground floor bedroom, own driveway to detached garage and no onward chain. EPC: C.

❖ ENTRANCE HALL

❖ KITCHEN

❖ LOUNGE

❖ GROUND FLOOR BEDROOM

❖ LANDING

❖ BATHROOM

❖ DRIVEWAY

❖ CLOAKROOM

❖ UTILITY ROOM

❖ CONSERVATORY

❖ EN-SUITE

❖ TWO FURTHER BEDROOMS

❖ DETACHED GARAGE

❖ GARDEN

ENTRANCE HALL

Approached via double glazed door. Obscure double glazed window. Radiator. Vinyl flooring. Power points. Stairs to first floor.

CLOAKROOM

Radiator. Vinyl flooring. Wall mounted wash hand basin. Low flush W.C. Half tiled walls.

LOUNGE 21' 2" x 11' 4" > 9' 4" (6.45m x 3.45m > 2.84m)

Double glazed windows to three aspects. Two radiators. Laminate flooring. Power points. French doors to conservatory.

CONSERVATORY 11' 7" x 10' 2" (3.53m x 3.10m)

Double glazed to three aspects. Radiator. Laminate flooring. Power points. French doors to garden.

KITCHEN 12' 1" x 7' 4" (3.68m x 2.23m)

Double glazed window to rear. A range of base and eye level units with complimentary work surfaces. Stainless steel sink unit with mixer tap. Tiled splashback. Oven and hob with extractor fan over. Recesses for appliances. Double glazed door to garden.



UTILITY ROOM 5' 5" x 5' 2" (1.65m x 1.57m)

Double glazed door to garden. Radiator. Tiled flooring. Power points. Work surface with recesses under for appliances. Boiler (Not tested).

BEDROOM ONE 11' 11" x 9' 2" (3.63m x 2.79m)

Double glazed window to front. Radiator. Laminate flooring. Power points.

EN-SUITE

Heated towel rail. Tiled flooring. White suite comprising of low flush W.C. Wall mounted wash hand basin. Shower cubicle with mixer shower. Half tiled walls.

LANDING

Fitted carpet.

BEDROOM TWO 13' 2" x 9' 4" (4.01m x 2.84m)

Double glazed windows to front and rear. Radiator. Fitted carpet. Power points.



BEDROOM THREE 13' 3" x 8' 9" (4.04m x 2.66m)

Double glazed windows to front and rear. Radiator. Vaulted ceiling. Fitted carpet. Power points.

BATHROOM

Velux window. Heated towel rail. Tiled flooring. White suite comprising of low flush W.C. Pedestal wash hand basin. Panelled bath. Tiling to walls.

REAR AND SIDE GARDEN

Paved patio to rear leading to lawn with fenced boundaries. Lawn to side with further patio area.

FRONT GARDEN

Block paved driveway providing parking for several vehicles. Fenced lawn area.

DETACHED GARAGE

Up and over door. Personal door to garden.



PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: E. EPC: C. Please note any purchaser to proceed will require a minimum deposit on exchange of 10% of the asking price. Exchange: Cash offers are expected to exchange in 14 days. Mortgaged offers to exchange in 28 days.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		