



Horndon-On-The-Hill £565,000

*Chandler & Martin*

An idyllic Chocolate Box Grade II listed cottage circa C19, situated in the heart of this Historic village that has an abundance of character and charm that can only be appreciated by an early internal viewing. EPC: Exempt.

- ❖ KITCHEN
- ❖ LOUNGE
- ❖ TWO BEDROOMS
- ❖ GRADE II LISTED
- ❖ REAR GARDEN
- ❖ VILLAGE CENTRE
- ❖ DINING ROOM
- ❖ LANDING
- ❖ BATHROOM
- ❖ FRONT GARDEN
- ❖ NO ONWARD CHAIN

## **CANOPIED PORCH**

Door to:

## **KITCHEN** 14' 5" x 10' 6" (4.39m x 3.20m)

Double glazed window to side. Radiator. Beamed ceiling. Vinyl flooring. Power points. A range of base and eye level "Shaker" style units with complimentary work surfaces. Inset Butler sink unit with mixer tap. Integrated dishwasher, fridge and freezer. Exposed timbers to walls. Built in cupboard.

## **DINING ROOM** 13' 9" x 9' 11" (4.19m x 3.02m)

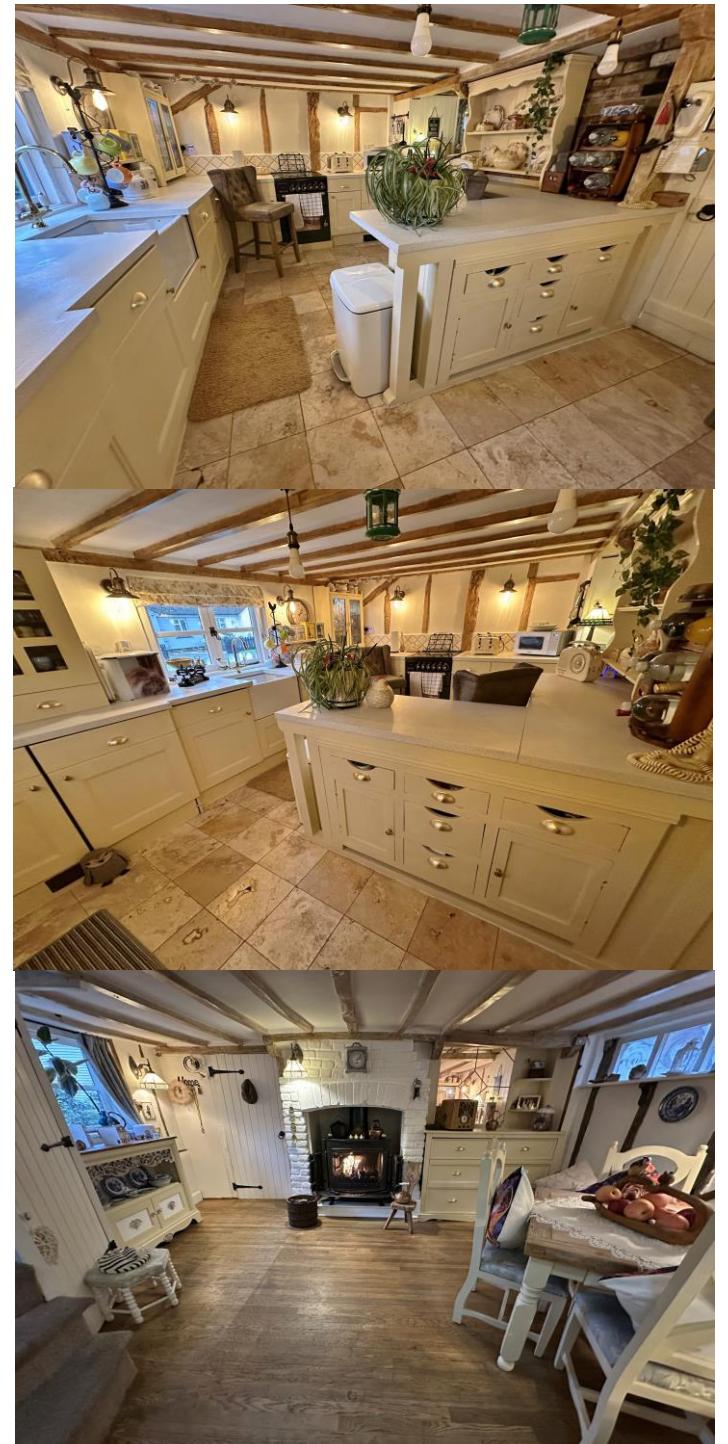
Double glazed window to front. Obscure glazed window. Radiator. Beamed ceiling. Oak flooring. Power points. Stairs to first floor with cupboard under. Exposed timbers to walls. Built in dresser unit with feature borrowed light window. Feature fireplace with gas fire (Not tested). Open to:

## **LOUNGE** 13' 6" x 12' 7" (4.11m x 3.83m)

Double glazed window to front. Radiator. Oak flooring. Power points. Exposed timbers to walls. French doors to garden.

## **LANDING**

Double glazed window to front. Fitted carpet. Access to loft.



**BEDROOM ONE** 13' 5" x 10' 6" (4.09m x 3.20m)

Double glazed windows to side and front. Radiator. Vaulted ceiling. Fitted carpet. Power points. Built in double wardrobes. Fitted storage space.

**BEDROOM TWO** 14' 6" x 10' 9" (4.42m x 3.27m)

Double glazed window to front. Radiator. Vaulted ceiling. Laminate flooring. Power points. Access to loft. Built in wardrobes.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Vaulted ceiling. Amtico flooring. White suite comprising of freestanding half slipper bath with Ball and Claw feet. Bowl vanity wash hand basin with cupboard under. Low flush W.C. Tiling to walls. Shower cubicle with mixer shower. Built in cupboard.

**REAR GARDEN**

Landscaped tiered rear garden with initial covered paved patio stepping to artificial lawn. Side access. Fenced boundaries.

**FRONT GARDEN**

Picket fenced boundaries with gate to brick paved path. Artificial lawn. Shrub border.



## **PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: Exempt. Grade II Listed.

## **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.



**Mayfield, High Road, Horndon-On-The-Hill, Essex, SS17 8LN**



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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.



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