



Orsett Heath £675,000



1 Badgers Mount, Orsett, Grays, Essex, RM16 3JB

AN EXTREMELY SPACIOUS FIVE BEDROOM DETACHED PROPERTY WITH GOOD SIZE MASTER BEDROOM WITH EN-SUITE, THREE RECEPTION ROOMS, AN ATTACHED GARAGE SITUATED IN AN ENVIABLE LOCATION OPPOSITE THE LOCAL GREEN. EPC: D

❖ KITCHEN/DINING ROOM

❖ LOUNGE

❖ MASTER BEDROOM

❖ FOUR FURTHER BEDROOMS

❖ OFF STREET PARKING AND GARAGE

❖ DINING ROOM

❖ THIRD RECEPTION ROOM

❖ EN-SUITE

❖ FAMILY BATHROOM

❖ HIGHLY RECOMMENDED

ENTRANCE PORCH

Double glazed door to entrance porch. Laminated flooring. Double glazed door to:

ENTRANCE HALL

Stairs to first floor with cupboard under. Laminated flooring.

CLOAKROOM

Radiator. Inset lighting to ceiling. Tiled flooring. Low flush W.C. Wall mounted wash hand basin. Tiling to walls.

LOUNGE 20' 2" x 17' 10" (6.14m x 5.43m)

Double glazed windows to two aspects. Two radiators. Inset lighting to ceiling. Fitted carpet. Fireplace recess. Double glazed french doors to garden. Double doors to

DINING ROOM 18' 11" x 11' 1" (5.76m x 3.38m)

Double glazed windows to rear with central French doors to garden. Radiator. Inset lighting to coved ceiling. Laminated flooring. Power points.

SNUG/STUDY 12' 11" x 11' 5" (3.93m x 3.48m)

Double glazed window to front. Radiator. Inset lighting to coved ceiling. Fitted carpet. Power points.



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KITCHEN/DINING ROOM 19' 7" x 11' 8" (5.96m x 3.55m)

Two double glazed windows to front. Boxed radiator. Inset lighting to coved ceiling. Laminated flooring. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recess for range cooker with canopy over. Tiled splashbacks. Integrated dishwasher. Power points.

LANDING

Inset lighting to ceiling. Access to loft space. Airing cupboard with lagged tank.

MASTER BEDROOM 19' 8" > 17' 11" x 13' 6" (5.99m > 5.46m x 4.11m)

Double glazed windows to rear and side. Radiator. Inset lighting to coved ceiling. Fitted carpet. A range of fitted wardrobes with hanging and shelving space.

EN-SUITE

Obscured double glazed window. Inset lighting to ceiling. Tiled flooring. Walk in shower cubicle with mixer shower. Vanity wash hand basin with cupboard under. Bidet. Low flush W.C. Tiling to walls.

BEDROOM TWO 11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed window to front. Radiator. Inset lighting to coved ceiling. Fitted carpet. Power points.

BEDROOM THREE 13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Fitted double wardrobes. Power points.



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BEDROOM FOUR 9' 11" x 8' 1" (3.02m x 2.46m)

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

BEDROOM FIVE 8' 1" x 7' 10" (2.46m x 2.39m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points.

FAMILY BATHROOM

Obscured doubled glazed window. Radiator. Inset lighting to coved ceiling. Tiled flooring. Walk in shower cubicle with mixer shower. His and Hers vanity wash hand basins with tiled surround. Circular central bath. Low flush W.C. Tiling to walls with border tile.

GARAGE 17' 0" x 7' 8" (5.18m x 2.34m)

Fitted carpet. Power and light.

UTILITY ROOM 7' 9" x 7' 1" (2.36m x 2.16m)

Double glazed window to rear. Laminate flooring. Base and eye level units. Plumbing for washing machine. Power points. Door to garden. Door to garage.

REAR GARDEN

Immediate paved patio leading to artificial lawn. Variety of trees and shrubs. Outside tap. Double gated entrance to side. Door to utility room.



FRONT GARDEN

Artificial lawn. Hedge boundaries. Variety of shrubs. Own driveway providing parking for one vehicle.

Tenure: Freehold Council Tax Band: F

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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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 believe to be correct but cannot be relied upon as statements or representations.

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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.



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		