



MIZPAH THE CAUSEWAY

FROST & PARTNERS

# MIZPAH THE CAUSEWAY

HITCHAM | | IP7 7NF



An opportunity to purchase a three bedroom bungalow with an attached self-contained annex. The bungalow includes kitchen, sitting room, dining room, large family bathroom, en-suite shower room and a utility room, together with good sized gardens to the rear, detached single garage and ample off road parking. All located on a private country lane in the popular village of Hitcham.

As you enter the property, there is a hallway with doors to the reception rooms, utility room, bedrooms and bathroom. The dining room has a window to the side and an opening to the kitchen, which has a window to the front and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, integrated oven, four burner hob with extractor above and space for fridge/freezer. The sitting room has a window to the front and French doors leading out to the side and the utility room comprises a sink unit inset into work surfaces with cupboards below, space for dishwasher, washing machine and for tumble dryer, oil fired boiler and a stable door leading to an inner corridor/conservatory, which leads to the annex.

There are three double sized bedrooms, which all benefit from built-in or free-standing wardrobes and bedroom 2 further benefits from an en-suite shower room. The family bathroom comprises a low level wc, wash basin with storage below and wood panelled bath with shower attachment.



The self-contained annex includes a kitchen, sitting room, bedroom, conservatory, bathroom, and a courtyard garden at the rear. Additionally, it has its own personal parking space. A tenant is currently occupying the annex, paying £500 per calendar month.

Outside, to the front, there is a gravelled driveway providing ample off road parking and leading to a single detached garage. To the rear, the garden is laid mainly to lawn with patio seating areas and mature shrub borders.

Guide Price - £500,000

### Additional Information

Tenure: Freehold

Local Authority:

Council Tax:





Bungalow/Annexe  
 Approximate Floor Area  
 2090.13 sq. ft.  
 (194.18 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	