



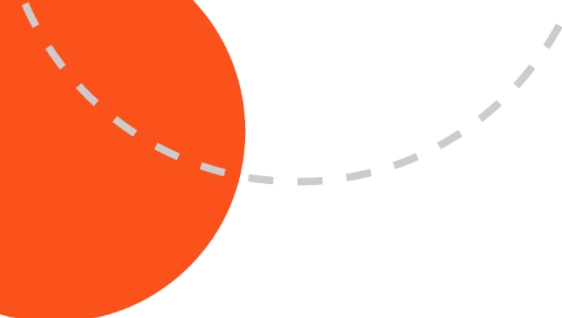
Edgewood, Lark Hill Road, Canewdon, Essex, SS4 3RX

Four Bedroom Country Home / Price: Guide Price £775,000 / Tel: 01702 207720

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This is a pretty unique opportunity to acquire a substantial country residence standing on a plot of around 1 acre in beautiful surroundings and delivering spacious living areas with four bedrooms, a huge lounge and dining room, fitted kitchen, ground floor bathroom and a useful loft room. The rear garden has some terrific planting and various outbuildings including a large garden room which would be perfect for home working or hobbies.

Location wise, you have all the benefits of country life yet the convenience of two train stations, an airport and shops and eateries all being a short car ride away. We anticipate significant interest in this property and would suggest an immediate appointment to view inside.

Find us on



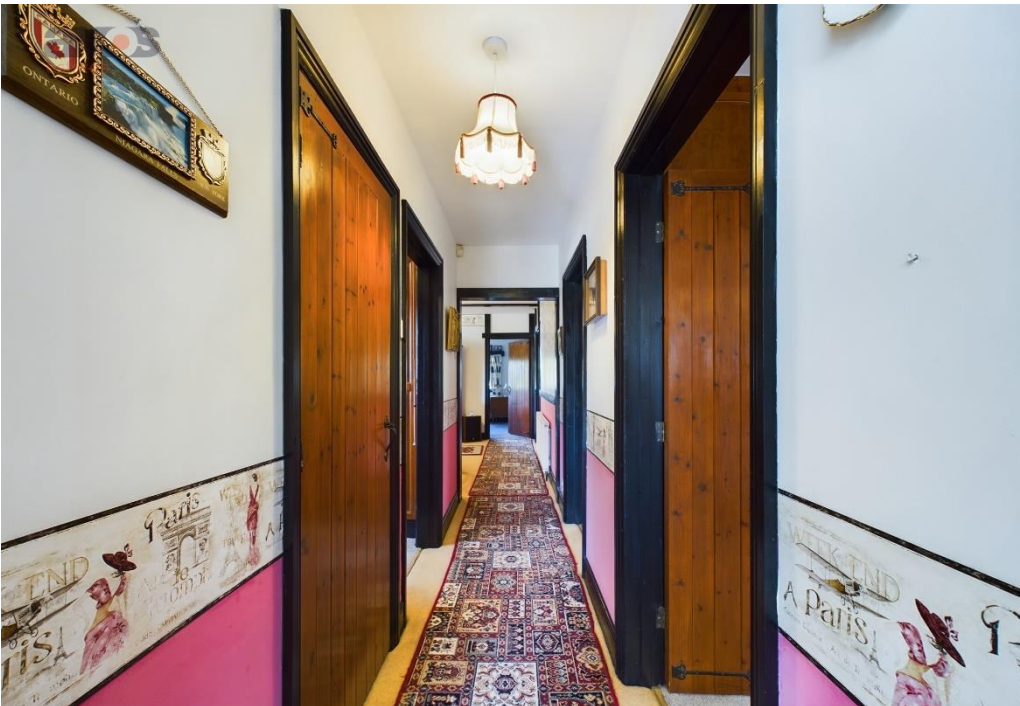
**A space to
call home.**





Highlights

- / Detached Country Property
- / Well Decorated Throughout
- / Fully Fitted Kitchen
- / Bright Lounge and Dining Room
- / Ground Floor Bathroom
- / Four Bedrooms
- / Bedroom One with Dressing Room & En-Suite
- / Unique Character Property
- / Huge Plot with Outbuildings
- / EPC: E





Double glazed entrance door leading onto:

Entrance Hall /

Fitted carpet, plastered ceiling, radiator, double glazed window, radiator, wall light point, power point, timber archway leading onto:

Lounge and Dining Room /

30'4 x 15'2

Double glazed doors and windows leading onto and overlooking the rear garden, plastered and beamed ceiling, wall light points, power points, wall mounted heating control, two radiators, brick fire surround, feature plate rail and dado rail.

Kitchen and Breakfast Room /

16'3 X 10'5

Extensively fitted at both eye and base level with wood roll edge work surfaces over and tiled walls to work area, integrated oven, inset gas hob with extraction unit over, sink unit with mixer tap, ample appliance space for dishwasher and fridge/freezer, Welsh dresser style display cabinet, power points, walk in pantry cupboard, tiled floor, plastered and beamed ceiling with fluorescent strip lighting, radiator, double glazed window to side aspect and double doors to the rear garden.

Bathroom /

Traditional pink colour suite comprising of toilet with wood seat and lid, pedestal wash basin and deep bath with mixer tap and handheld shower attachment. tiling to walls, fitted carpet, plastered ceiling, double glazed window, wall mounted light with shaver point, airing cupboard, radiator.





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Bedroom One /

14'0 X 10'4

Two double glazed windows to side aspect, fitted carpet, dado rail, plastered and beamed ceiling, wall light point, power points, fitted wardrobe units, access to:

Dressing Room /

7'4 x 5'0

Double glazed window, radiator, fitted carpet, papered ceiling, door leading to:

En-Suite /

Modern white suite comprising of vanity unit with sink top, toilet, walk in oversize shower cubicle with integrated shower, chrome towel radiator, floor tiles, double glazed window, plastered ceiling.

Bedroom Two /

10'7 x 9'7

Double glazed windows, fitted carpet, plastered ceiling, power points, fitted wardrobe units, radiator.

Bedroom Three /

10'4 x 9'10

Double glazed windows, fitted carpet, radiator, plastered ceiling, power points.

Bedroom Four/Study /

10'3 x 9'10

Double glazed window to front aspect, radiator, staircase to first floor with understairs storage cupboard, plastered ceiling, fitted carpet, power points.

Loft Room /

19'10 x 8'7

Double glazed roof windows, storage cupboard, power points.



Rear Garden /

A glorious garden with manicured lawns and some terrific, mature planting, the overall plot is just under one acre in size and has various outbuildings including sheds and greenhouses to include:

Detached Garage /

15'11 x 10'3

Garage doors to front, pitched roof, power and light fitted.

Outside Work Room /

8'4 X 4'8

Fitted kitchen units with inset sink, appliance space, floor tiles, power points, access through to:

Garden Room /

21'4" x 9'

What a perfect setting for a home office, double glazed window and double doors overlooking the gardens, wood floor covering, power points.

Storage Room /

Power and light fitted, space for garden machinery.

Front Garden /

Stone gravel driveway covering provides off road parking for vehicles, access to garage at side via wooden gate, lawn, mature planting, outside lighting.





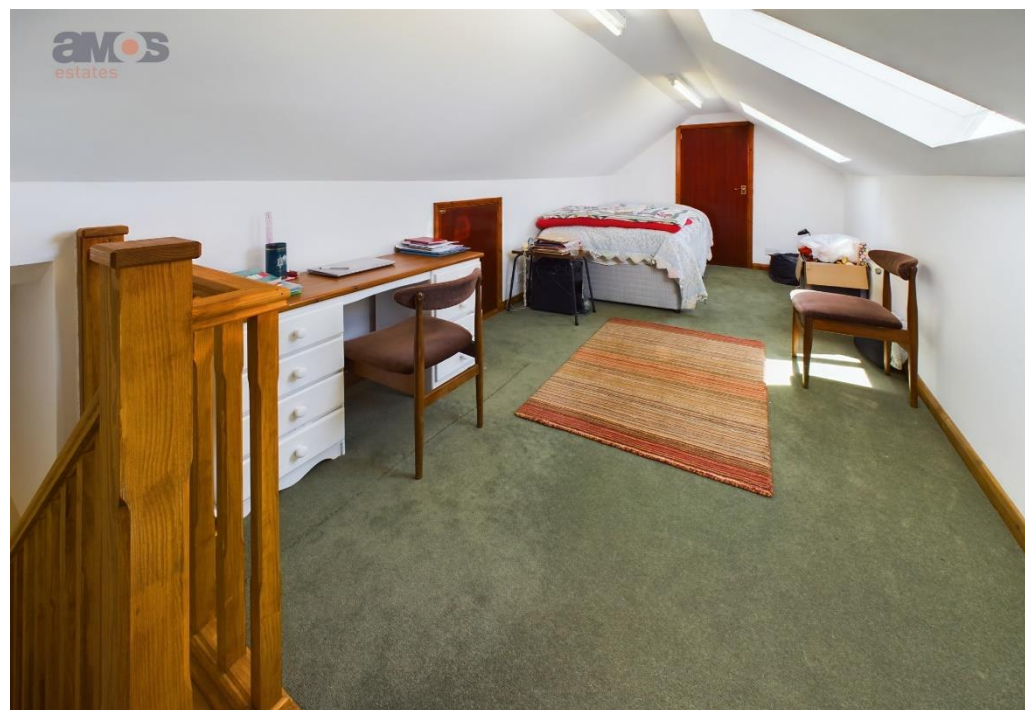
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