



B E **BAKER ESTATES**
 ESSEX
 PROPERTY ADVISORS AND ESTATE AGENTS

2 Leigh Drive, Wickham Bishops, CM8 3JS

Offers in excess of £600,000



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Some More Information

Set back behind the horseshoe shaped in-out driveway the bungalow is accessed via a uPVC entrance door leading to the entrance porch, where a further door gives access to the entrance hall. From the entrance hall doors give access to all rooms, along with ground floor cloakroom comprising low level W.C. and wash hand basin set upon a vanity unit and walk-in storage cupboard. To the front of the property bedroom two is a double room with uPVC window to the front elevation, with the kitchen dining room beyond. The kitchen dining room is a spacious L shaped room with French doors leading out to the rear garden, LVT wood effect flooring which continues throughout the room. The kitchen has recently been refitted with a range of handleless cupboards, drawers and pull out storage fitted beneath quartz stone work surfaces. An under-mounted sink with drainer groves outlooks through a uPVC window and there are fitted appliances including hob with extractor over and glass splash back, double oven and integrated dishwasher along with the space for automatic washing machine and American style fridge freezer; all set around a central island with matching cupboards and quartz stone work surface. The sitting room is accessed through a pair of doors with mock chimney breast and fitted cupboards beneath, French doors and glazed side lights lead into the conservatory which is of uPVC construction set upon a brick plinth and further French doors lead to the rear terrace and garden beyond.

Continue along the entrance hall a door gives access to bedroom one with uPVC windows to the front and side elevations and benefits from a large amount of fitted wardrobes, completed with matching dressing table and bedside drawer units. The shower room is fitted with a large walk in shower and glazed shower screen, whilst this fully tiled room also has wash hand basin and low level W.C. along with high level window to the front elevation. In addition there is a further hall airing cupboard containing the domestic hot water cylinder and loft both of which can be accessed from the hall.

Externally

To the front of the property the in-out horseshoe shaped driveway provides off street parking for up to four vehicles and

intern leads to the tandem length, single width garage measuring 29ft in length. Gated access leads to the side of the property and to the rear garden which commences with a paved terrace to the immediate rear of the property and gives way to a good sized rear garden complete with shrub planting. To the foot of the garden there is a timber constructed shed and space for composting bins.

Location

Located in the village of Wickham Bishops, the property is located in one of the primary cul-de-sac locations 0.3 miles to the community village hall, which offers a range of classes, clubs and activities as well as having a children's play area within the grounds. The village of Wickham Bishops also offers Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, Olio's at The Chequers, along with Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.8 miles from the property is Benton Hall, Golf, Health and Country Club, which offers not only an 18 hole championship golf course as well as the "Bishops" par 3, 9 hole course. The health club offers various classes along with indoor swimming pool, gymnasium and spa facilities.

The nearby town of Maldon is located 4 miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.8 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

Cloakroom

3'11" x 3'9" (1.19m x 1.14m)

Kitchen/Dining Room

19'9" max x 17'5" max (6.02m max x 5.31m max)

Sitting Room

18'6" x 12'1" max (5.64m x 3.68m max)

Conservatory

16'6" x 8'1" (5.03m x 2.46m)

Bedroom One

19'4" x 11'1" (5.89m x 3.38m)

Bedroom Two

10'10" x 10'0" (3.30m x 3.05m)

Shower Room

11'2" max x 6'2" (3.40m max x 1.88m)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC - C

Gas fired central heating

Mains Electric

Mains Water

Main Sewerage

Broadband Availability - Ultrafast broadband via Openreach &

Gigaclear with speeds to 1000mbps. July 2024.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - July 2024.

Construction Type - We understand the property to be of a traditional brick and block construction. The property does not have step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

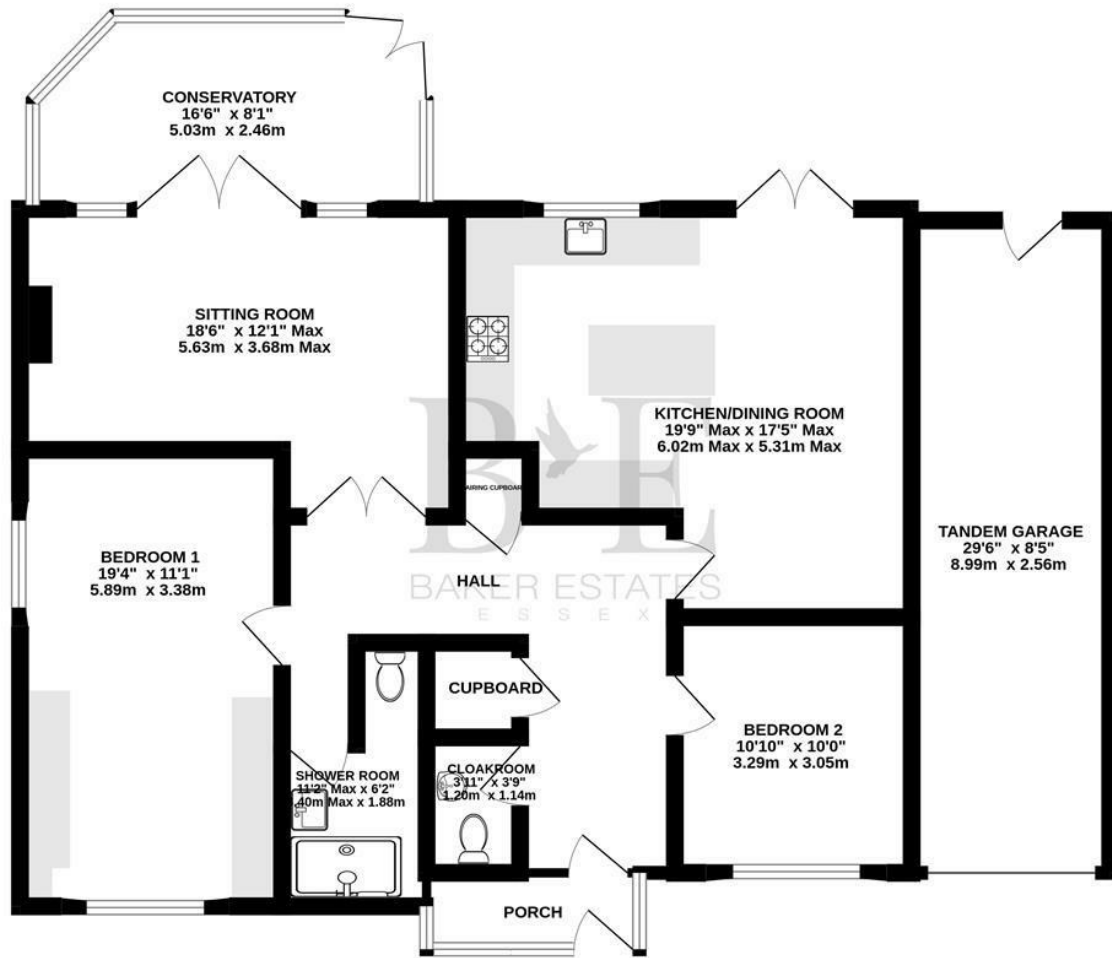
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality - Checked July 2024 - There are no planning permission applications immediately adjacent to this property. Although we understand there is currently an appeal lodged for a development site of up to 50 properties within the village.



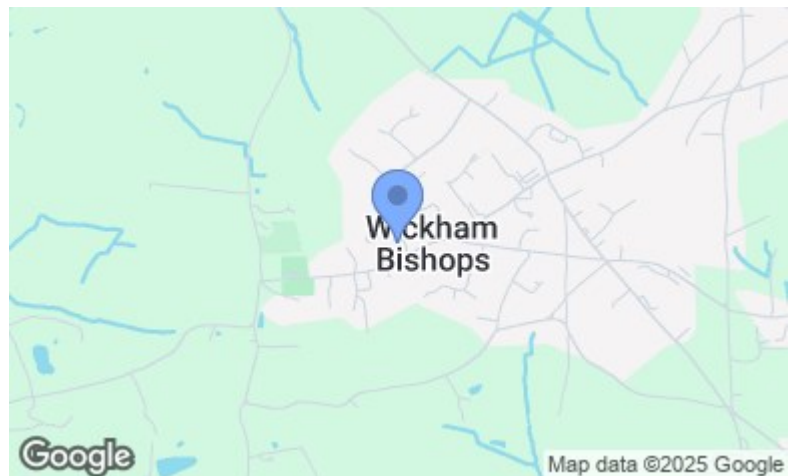
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.