









HILLIARDS ROAD, GREAT BROMLEY, CO7 7UT

GUIDE PRICE £700,000

** Guide Price £700,000-£750,000 ** An exceptional opportunity to acquire this bespoke, new build detached bungalow, set amongst tranquil countryside whilst also offering easy access to the A120.

The property offers spacious accommodation of almost 2,000 Sq Ft plus a double garage on a secure, gated plot of approximately 0.3 acres. Internally the property is finished to a high specification including; shaker style kitchen with integrated appliances and stone worktops, open-plan living space with vaulted ceiling and bi-folding doors, cosy separate lounge with log burner, fully tiled bathrooms, Electric gates, alarm system, landscaped grounds and a 10 year warranty for peace of mind.

- Bespoke New Build Bungalow
- Solar Panels & Underfloor Heating
- Double Garage & Extensive Driveway
- · Circa 1,900 Sq Ft
- Countryside Views
- Move-In Ready

- · Gated 0.3 Acre Plot
 - EPC B



ENTRANCE HALL



OPEN PLAN KITCHEN/FAMILY ROOM

30'6" x 22'0" (9.30m x 6.71m)



LOUNGE

19'5" x 15'2" (5.92m x 4.62m)



BEDROOM

16'0" x 13'0" (4.88m x 3.96m)



ENSUITE

9'9" x 4'7" (2.97m x 1.40m)



BEDROOM

14'8" x 13'0" (4.47m x 3.96m)





BEDROOM

15'0" x 11'0" (4.57m x 3.35m)



BATHROOM

9'10" x 7'2" (3.00m x 2.18m)



GARDEN

GARAGE

FRONT ASPECT

REAR ASPECT



MATERIAL INFO

Council Tax Band: TBC (new build)

Heating: Underfloor- Air Source Heat Pump

Services:

Mains electricity -Yes

Mains gas -No

Mains water - Yes

Mains drainage - No

Other - Independent sewage treatment plant

Broadband: YBC Mobile Coverage:

O2 - Limited

FF - None

Three - None

Vodafone - Limited

Construction: Conventional Cavity Wall

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: N/A

Seller's Position: Vacant

Garden Facing: East

Non-Standard Features to note: None

AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy



themselves of their condition before entering into any Legal Contract.

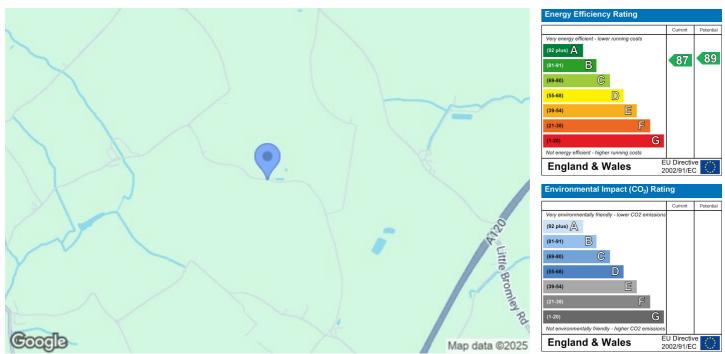
ANTI MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

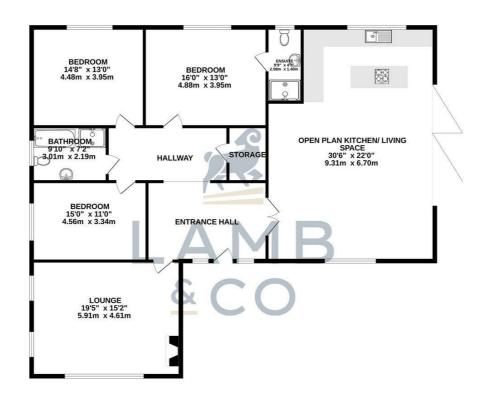




Map EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1899 sq.ft. (176.4 sq.m.) approx.

Whitst every stimes to be been ade to seasor the accusary of the floorgian contained here, measurements of doors, redown, rooms and any other terms are approximate and no responsibility is balen for any emot, omission or mis-atherent. This plan is not initiative purpose 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 operation of extracting control can be given.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

