



**Connells**

The Honey House Marsh Farm  
Fobbing Basildon

# The Honey House Marsh Farm Fobbing Basildon SS16 4QG

for sale guide price  
**£700,000**



## Property Description

GUIDE PRICE £700,000 - £750,000 Beautiful FOUR bedroom detached bungalow for sale, benefiting from spacious hallway, feature lounge/dining room, conservatory, fitted breakfast kitchen, utility room, ground floor cloakroom, FOUR spacious bedrooms, principle bedroom with En-Suite shower room, modern refitted family bathroom, outside Front garden with open countryside views, very large direct access driveway, large rear garden with bar area for multi purpose, detached workshop/storage. The property also benefits from having CCTV and an alarm installed . The farm through which you gain access has electric security gates. VIEWING HIGHLY RECOMMENDED, BEAUTIFULLY PRESENTED THROUGHOUT

## Entrance Hall

Access via door to front into a spacious hallway with doors leading to all rooms.

## Lounge / Diner

28' 3" x 13' 1" ( 8.61m x 3.99m )

Double glazed bay window to front.. Double glazed French doors to rear leading to conservatory. Feature brick built fireplace inset with log burner. Radiator. Oak flooring.

## Kitchen / Breakfast Room

16' 3" x 10' 6" ( 4.95m x 3.20m )

Double glazed window to rear. Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drainer unit. Integrated double oven with cookerhood over, integrated hob. Space for further appliances. Breakfast bar.

## Utility Room

7' 7" x 7' 2" ( 2.31m x 2.18m )

Double glazed stable door to rear giving access to the rear garden. Double glazed window to rear. Wall mounted and base units finished with worksurfaces. Plumbing for washing machine. Radiator.

## Cloakroom

Two piece suite comprising of low level flush W.C and wash hand basin.

## Conservatory

18' 1" x 13' 1" ( 5.51m x 3.99m )

Upvc construction. Double glazed windows to rear and sides. Double glazed French doors to side giving access to rear garden. Tiled floor.

## Bedroom One

12' 1" x 9' 7" ( 3.68m x 2.92m )

Double glazed window to front. Range of fitted wardrobes. Radiator.

## En-Suite

Double glazed window to side. Three piece suite comprising of shower cubicle, wash hand basin and low level flush W.C.

## Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )

Double glazed window to rear. Fitted wardrobes with sliding doors. Radiator.

## Bedroom Three / Study

17' 1" x 9' 7" ( 5.21m x 2.92m )

Two double glazed windows to front. Range of fitted wardrobes. Radiator. Vendor currently uses this room as a study.

## Bedroom Four

10' 8" x 9' 7" ( 3.25m x 2.92m )

Double glazed window to front. Radiator.

## Bathroom

10' 3" x 9' 7" ( 3.12m x 2.92m )

Double glazed window to rear. Four piece suite comprising of free standing bath, double width shower cubicle, wash hand basin inset into vanity unit and low level flush W.C. Heated towel rail.

## Front Garden

To the front of the property is a large garden area with a block paved driveway providing ample off street parking. The remainder of the garden is laid to lawn with established flower and shrub borders. Side access to rear garden.

## Rear Garden

The enclosed rear garden commences with a paved patio area with the remainder of the garden being laid to lawn with established shrubs and trees. There is a built in a bar area and a hot tub which the Vendor advises is to remain.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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