



**Hawthorn Close, Main Road, Bicknacre, Chelmsford CM3 4HD**

**welcome to**

**Hawthorn Close, Main Road, Bicknacre, Chelmsford**

OVERLOOKING PADDOCKS - Stunning large 4-bedroom luxury home, with open plan kitchen/diner, integrated appliances & Quartz worktops. Ground floor WC, en-suite & family bathroom. Turfed garden with patio, garage & parking space. STAMP DUTY INCENTIVE AVAILABLE\*





Ground Floor



First Floor



REDUCED CEILING HEIGHTS: 1500mm - - - - - 1800mm - - - - - 2100mm - - - - - 2400mm - - - - -

\*GIA - Cross Internal area. Computer generated illustration is indicative.

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

W denotes wardrobe. — denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite.

## Agent's Note

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

\*Developers t's & c's apply.

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## **Hawthorn Close, Main Road, Bicknacre, Chelmsford**

- SHOW HOME AVAILABLE TO VIEW
- Integrated appliances inc microwave and Bosch oven and hob
- Under floor heating to ground floor
- Luxury en-suite
- Garage plus parking

Tenure: Freehold EPC Rating: B



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CHE115579 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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