

Paul Mason Associates



Main Road, Bicknacre, CM3 4HD  
Offers in excess of £700,000

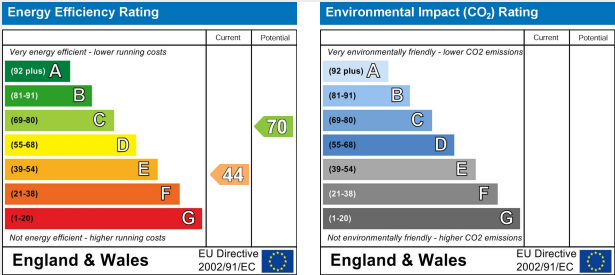


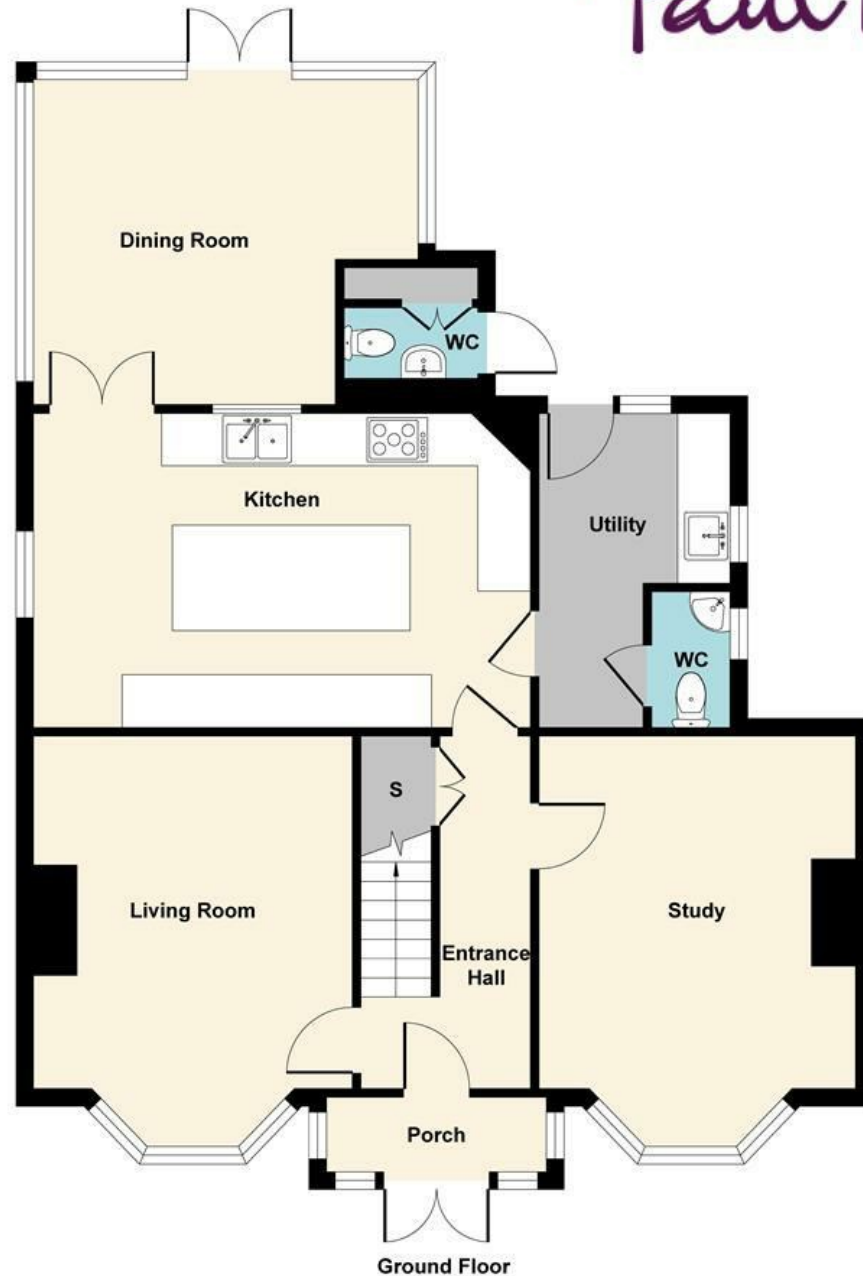
- Detached Victorian house
- Three double bedrooms
- Ensuite to principal bedroom
- Family bathroom with roll top bath and separate shower
- Two reception rooms
- Kitchen/breakfast room
- Conservatory
- Utility room and cloakroom
- Generous size garden
- EPC - E

A beautiful Victorian double front residence which has been sympathetically updated throughout, offering spacious rooms with high ceilings. The accommodation is accessible from the main entrance hall and comprise two reception rooms at the front property both featuring bay windows. The kitchen/breakfast room is extensive fitted with handmade units to provide an abundance of storage complimented with granite work surface and matching island unit. The kitchen benefits from a separate utility room plus a ground floor cloakroom. A splendid conservatory to the rear of the property offers a versatile living space which overlooks the courtyard gardens. The first floor accommodation comprises three double bedrooms with ensuite facilities to the principal bedroom plus a family bathroom that includes a roll top bath and separate shower. Most of the accommodation benefits from air conditioning and some rooms also include underfloor heating.

The property is set back from the road with electric gates providing access to a block driveway which offers ample parking with gates leading to additional parking at the side and rear. The garden at the rear of the property has a courtyard feel with paved areas and raised brick display beds stocked with a variety of flowers and shrubs.

Bicknacre is a village close to Danbury which provides a local school, doctors and shop to the residents. The village is close to Danbury Common and Danbury Park which is popular for walks and families. The property is only short distance to South Woodham Ferrers Station which provides trains into London Liverpool Street making it ideal access for commuters.





## Distances

Priory Primary School- 0.6 Miles

Danbury- 2.1 Miles

Chelmsford Train Station- 7.4 Miles

William de Ferrers School- 4.3 Miles

(All distances are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

#### Lounge

4.59 into bay x 3.65 (15'0" into bay x 11'11")

#### Sitting Room

4.60 into bay 3.93 x 3.61 (15'1" into bay 12'10" x 11'10")

#### Kitchen/Breakfast Room

5.50 x 3.61 (18'0" x 11'10")

#### Conservatory

4.37 x 3.87 (14'4" x 12'8")

#### Utility

3.18m x 2.31m (10'5" x 7'7" )

#### Cloakroom

### FIRST FLOOR

#### Bedroom One

3.62 x 4.39 (11'10" x 14'4" )

#### Ensuite

#### Bedroom Two

3.93 x 3.01 (12'10" x 9'10")

#### Bedroom Three

3.63 x 2.06 (11'10" x 6'9")

#### Family Bathroom

### EXTRIOR

#### Front Garden

Electric gates to the front provide access to a block paved driveway providing ample parking.

#### Rear Garden

Courtyard graden with raised brick flower beds and display gardens. Various seating areas. Two timber storage sheds and vehicular access from the front.

#### Outside W.C

#### Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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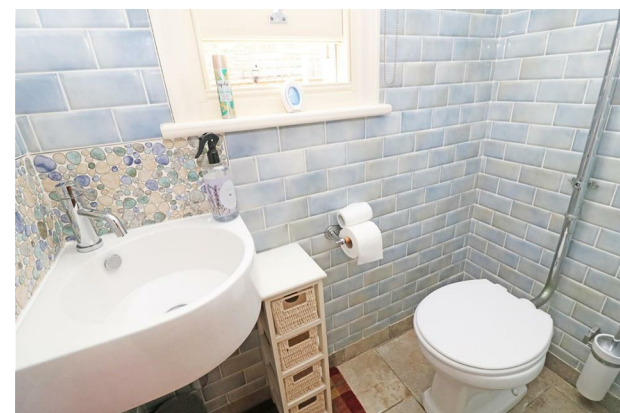
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