



Brockenhurst Way, Bicknacre, Essex CM3 4XN
£360,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN... FOUR BEDROOM LINK DETACHED FAMILY HOME... located in the ever popular village of Bicknacre, ideally situated only a short walk to the local primary school and village shops. The property comprises four bedrooms with a re-fitted family bathroom to the first floor. Whilst the ground floor offers an open plan kitchen/diner, a large lounge, utility area/W.C and the addition of a conservatory. To the exterior there is a garage, driveway parking and a secluded rear garden. For further information or to arrange a viewing please call. Energy rating E.



FIRST FLOOR

Landing

Loft storage. Stairs to ground floor.

Bedroom One 10'2 x 10'1 (3.10m x 3.07m)

Window to rear. Radiator. Recessed wardrobe space.

Bedroom Two 10'5 x 10' (3.18m x 3.05m)

Window to front. Radiator.

Bedroom Three 7'6 x 7'6 (2.29m x 2.29m)

Window to front. Radiator. Fitted storage cupboard.

Bedroom Four 7'6 x 7'2 (2.29m x 2.18m)

Window to rear. Fitted storage cupboard. Radiator.

Bathroom

Obscure window to side. Bath with electric shower over. Sink unit with double cupboard under. Close coupled W.C. Tiled to walls.

GROUND FLOOR

Entrance Porch

Door to kitchen/diner.

Kitchen/Diner 17'8 x 11' (5.38m x 3.35m)

Two windows to front. Stairs to first floor. Range of base and eye level units incorporating stainless steel sink unit. Space for cooker. Space and plumbing for dishwasher. Space for under counter fridge. Wall mounted central heating boiler. Door to:-

Utility/W.C

Space and plumbing for washing machine. Obscure window to side. Radiator. Sink unit. Close coupled W.C. Tiled splashback.

Lounge 17'9 x 9'11 (5.41m x 3.02m)

Sliding door to conservatory. Window to rear. Radiator.

Conservatory 18'6 x 9'8 (5.64m x 2.95m)

Dwarf brick wall. uPVC construction. Radiator. Door to side.

EXTERIOR

Rear Garden

Paved patio seating area. Remainder laid to lawn with fenced borders. Rear access gate.

Front

Driveway parking.

Garage 16'8 x 8'3 (5.08m x 2.51m)

Up & over door. Power & light connected. Pedestrian door to garden.

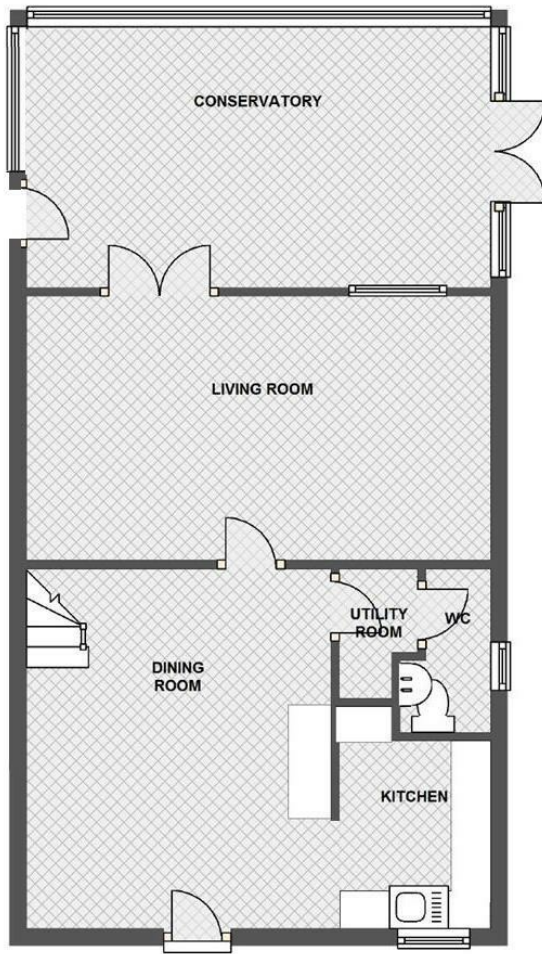
Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

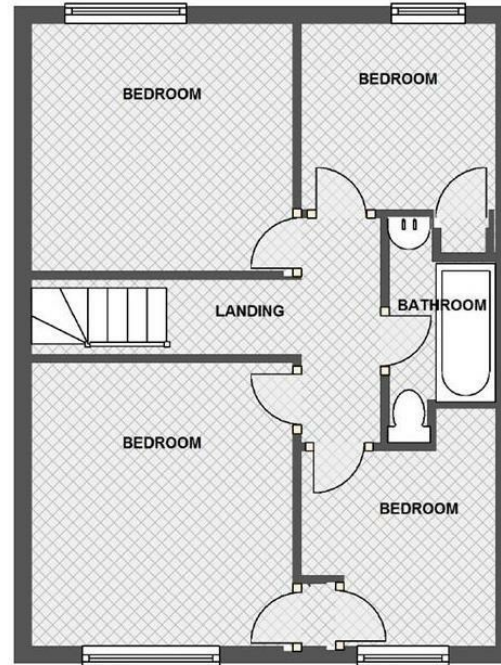




GROUND FLOOR



FIRST FLOOR



NOT TO SCALE
TO BE USED AS A
GUIDE ONLY

