



29 The Grove, Bicknacre , Essex CM3 4XB  
Guide price £450,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £450,000 - £465,000, QUIET NO THROUGH ROAD SETTING.... Located in the charming village of Bicknacre is this well presented extended family home. Offering three bedrooms and family bathroom to the first floor whilst to the ground floor are three well proportioned reception rooms, kitchen breakfast room and a utility/ground floor shower room. The property enjoys an established enclosed rear garden and to the front is a block paved driveway with ample off road parking. The property is situated within walking distance to all the amenities the village has to offer including two public houses/restaurants, village shop, playground/parks, nature reserves beauticians and garden centres. This is not to forget the sought after village primary school and great bus routes to nearby secondary schools. Nestled between Danbury and South Woodham Ferrers, Bicknacre offers great access to both as well as other nearby towns, major roads throughout the county and Chelmsford city centre which offers regular mainline services to London Liverpool Street, Grammar Schools and everything one would expect from a thriving city centre.... Energy rating D. Council tax D.

#### FIRST FLOOR

Bedroom One 11'10" x 9'7" (3.62 x 2.93)

Bedroom Two 10'1" x 9'7" (3.09 x 2.93)

Bedroom Three 8'10" x 8'0" (2.70 x 2.44)

Family Bathroom 7'10" x 7'1" (2.39 x 2.17)

Landing

#### GROUND FLOOR

Entrance Porch 5'2" x 4'11" (1.58 x 1.52)

Dining Room 17'2"x x 12'10" (5.24mx x 3.93)

Kitchen Breakfast Room 12'7" x 12'3" (3.84 x 3.74)

Lounge 17'8" x 10'7" (5.40 x 3.25)

Garden Room 14'8" x 10'9" (4.49 x 3.30)

Utility/Shower Area 17'3" x 6'9" (5.26 x 2.06)

#### EXTERIOR

Block Paved Driveway

Enclosed Rear 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.

