



33 Priory Road, Bicknacre , Essex CM3 4EY  
£625,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £625,000 - £650,000. Situated within a most beautiful plot of just over quarter of an acre is this very good size detached bungalow. The property offers versatile accommodation including two rooms and a shower room which have been adapted for an elderly or dependent person. The bungalow offers much potential to be re-modelled if desired. Externally, along with plenty of parking there is a detached double garage and a southerly facing rear garden is very well stocked and mature and measures 90' x an average of 72'. Within the village of Bicknacre there are various shops and amenities along with a PRIMARY SCHOOL and also White Elm Garden centre where you can also find an excellent butchers, greengrocers, small petting farm and various retail outlets. Excellent bus services to Danbury, Chelmsford and South Woodham Ferrers. There is No Onward Chain and the property is available to view immediately. Energy rating D.

Easy access to major roads such as the A12, A127 and A130. Maldon, with it's bustling High Street, on the Blackwater Estuary is approximately 6 miles. Trains are easily accessible via South Woodham Ferrers station 2.8 miles away or Chelmsford City station approximately 8 miles away, where direct trains take approximately 30 minutes to London.

#### ACCOMMODATION INCLUDES.....

##### Entrance Hall

Access to roof space which we understand ti be very well insulated.

##### Bedroom One (Comprises of two areas) 11'8 x 9'5 (3.56m x 2.87m)

Fitted wardrobes. Door way to en-suite and double doors to:

##### Dressing Room/Sitting Area 11'7 x 9' (3.53m x 2.74m)

##### En-Suite 8'9 x 8'8 (2.67m x 2.64m)

A wet room style shower room with a large walk-in shower cubicle.

##### Bedroom Two 12'9 x 10'3 (3.89m x 3.12m)

Range of fitted bedroom furniture.

##### Bedroom Three/TV Room 13' x 10'4 (3.96m x 3.15m)

Double casement doors to exterior.

##### Study/Walk-inWardrobe 6'6 x 5'10 (1.98m x 1.78m)

##### Shower Room/wc

Three piece suite

##### Lounge 24'10 x 10' (7.57m x 3.05m)

Double casement doors to conservatory, arch way to:

##### Dining Room 13' x 10'7 (3.96m x 3.23m)

##### Kitchen 11'7 x 10'6 (3.53m x 3.20m)

Fitted kitchen with appliances included. Access to roof space which we understand ti be very well insulated.

##### Conservatory 22' x 9'7 (6.71m x 2.92m)

uPVC fully glazed construction, double doors to rear garden.

#### EXTERIOR

##### Front

The property is screened from the road by mature hedging and planting. Shingle driveway providing parking for numerous vehicles leading along side the bungalow via double ornate metal gates to the garage.

##### Double Garage 19' x 18'9 (5.79m x 5.72m)

Electric roller shutter door, personal door to garden.

##### Southerly Facing Rear Garden approx 90' x 72' (approx 27.43m x 21.95m)

Large patio under a patio canopy leading to well maintained gardens. Lawn area surrounded by many mature trees and shrubs. Prefab store shed 13'8 x 7'10 and further timber store shed. three water taps.

#### 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.

