



Priors Field, Bicknacre , Essex CM3 4XY
£725,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

BEAUTIFULLY PRESENTED HOME IN HEART OF THE VILLAGE CENTRE... Located in the charming village of Bicknacre is this deceptively spacious family home. Offering internal living space approaching 2000 sq ft which has been lovingly cared for and well maintained throughout. offering four double bedrooms two with en suite bathrooms and a family bathroom off of the large landing. To the ground floor are two separate reception rooms and a lovely kitchen diner with separate utility room. The property offers off street parking, carport with electric roller door and a detached garage, and a well kept westerly aspect rear garden. Bicknacre village centre is just a short walk away and offers local amenities, primary school, garden centres and bars/restaurants. There are also regular bus services running offering easy access to neighbouring towns and villages, nearby secondary schools and Chelmsford city centre. Energy Rating C



FIRST FLOOR

Master Bedroom 19'5" x 18'10" (5.93 x 5.76)

Size inc wardrobes & ensuite

Ensuite

Bedroom Two 12'11" x 12'0" (3.95 x 3.67)

Ensuite 7'6" x 6'3" (2.30 x 1.92)

Bedroom Three 16'3" x 9'5" (4.96 x 2.88)

Bedroom Four 10'8" x 8'6" (3.26 x 2.60)

Family Bathroom 8'0" x 6'3" (2.45 x 1.92)

Landing

GROUND FLOOR

Large L'Shaped Entrance Hall

Ground Floor W.C

Dining Room 12'2" x 11'9" (3.71 x 3.60)

Lounge 19'5" x 13'0" (5.93 x 3.97)

Kitchen Breakfast Room 19'6" x 14'1" (5.95 x 4.31)

Size inc Utility Room

Utility Room

EXTERIOR

Westerly Aspect Rear Garden

Garage 18'0" x 10'3" (5.51 x 3.13)

Covered Drive Through Carport 16'6" x 9'8" (5.04 x 2.95)

Front Drive Area

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

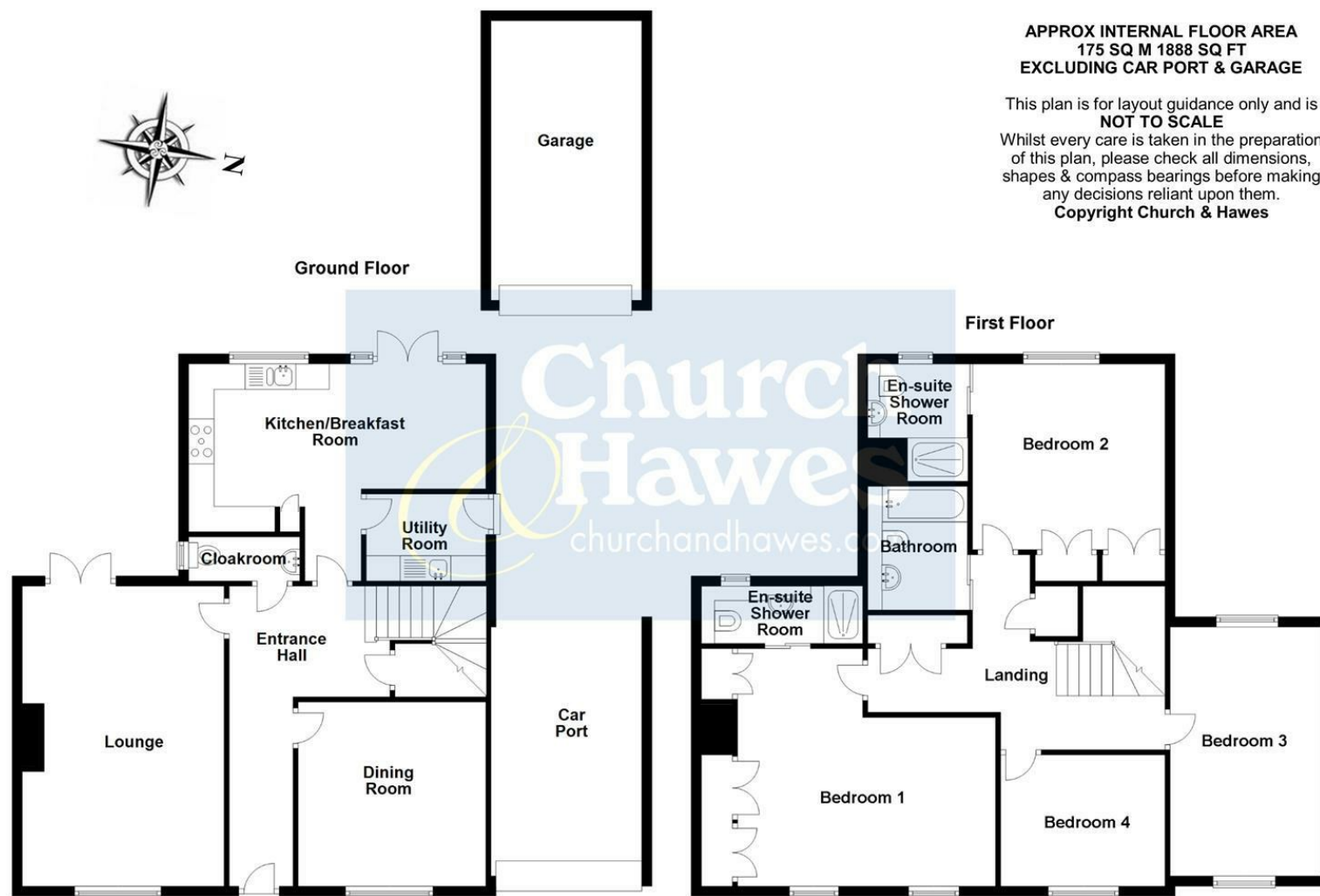
the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. 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



APPROX INTERNAL FLOOR AREA
175 SQ M 1888 SQ FT
EXCLUDING CAR PORT & GARAGE

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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First Floor

