



Mill Street, Hastingwood

O.I.E.O £1,000,000

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**MILLERS**  
ESTATE AGENTS



**\* STUNNING DETACHED BUNGALOW \* UNIQUE & EXTENDED ACCOMMODATION \* 0.5 ACRE PLOT (ARROX) \* CONTEMPORARY VAULTED LOUNGE \* SUN TERRACE & BESPOKE PERGOLA \* COUNTRYSIDE VIEWS \***

A wonderful detached bungalow originally dating from the 1920's, which has been extended and upgraded by the current vendors. The property offers a wealth of original and bespoke features which adds a wealth of interest to this exciting property. Enjoying approximately 0.5 acre of mature gardens situated within a countryside setting and surrounded by open fields.

The approach is via an electric five bar gate leading to an extensive shingled driveway to the front and side of the property leading to a detached 30' double garage and workshop. The bungalow is an attractive home with accommodation comprising of an entrance hallway, two well appointed double bedrooms with built in wardrobes and a family bathroom. An beautiful open plan living room and dining area with bifold doors overlooks the stunning outside decking area and outdoor entertaining space. Open to a fully fitted kitchen with Alpha 'Aga' cooking range and central island with breakfast bar. Master bedroom with dressing room and contemporary en-suite shower room with double vanity wash hand basins. A unique vaulted reception room with amazing views over the garden. Modern utility room with side access to the garden. A superb outdoor area provides an excellent entertaining space ideal for Al-fresco dining, benefitting from wood effect decking and Wooden Pergola with retaining wall enclosing this area for cosy summer nights in the garden.

Outside has extensive mature gardens with shrub and tree borders, a sweeping shingle driveway allows ample parking and leads to a double garage and workshop. Great views over open fields to the rear garden.

The property is ideally situated on the edge of Hastingwood village. A stunning setting, perfect for the M11 and A414 yet enjoying the countryside and arable farmland of West Essex







## GROUND FLOOR

### Bedroom Three

14'2" x 9'6" (4.33m x 2.90m)

### Bedroom Two

13'4" x 9'5" (4.07m x 2.88m)

### Bathroom

8,3 x 5'9 (2.44m,0.91m x 1.75m)

### Living & Dining Room

19'4" x 15'0" (5.90m x 4.58m)

### Kitchen/Breakfast Room

13'0" x 11'5" (3.96m x 3.48m)

### Utility Room

6'5" x 9'6" (1.95m x 2.89m)

### Bedroom One

11'0" x 13'1" (3.35m x 3.99m)

### Walk in Dressing Room

3'1" x 10'11" (0.95m x 3.32m)

### En-suite Shower Room

9'7 x 6' (2.92m x 1.83m)

### Vaulted Reception Room

21'1" x 13'1" (6.42m x 3.98m)

## EXTERNAL AREA

### Front Garden & Driveway

110' x 52' (33.53m x 15.85m)

### Entertaining Area

28'6" x 22'7" (8.7 x 6.9)

### Rear Garden

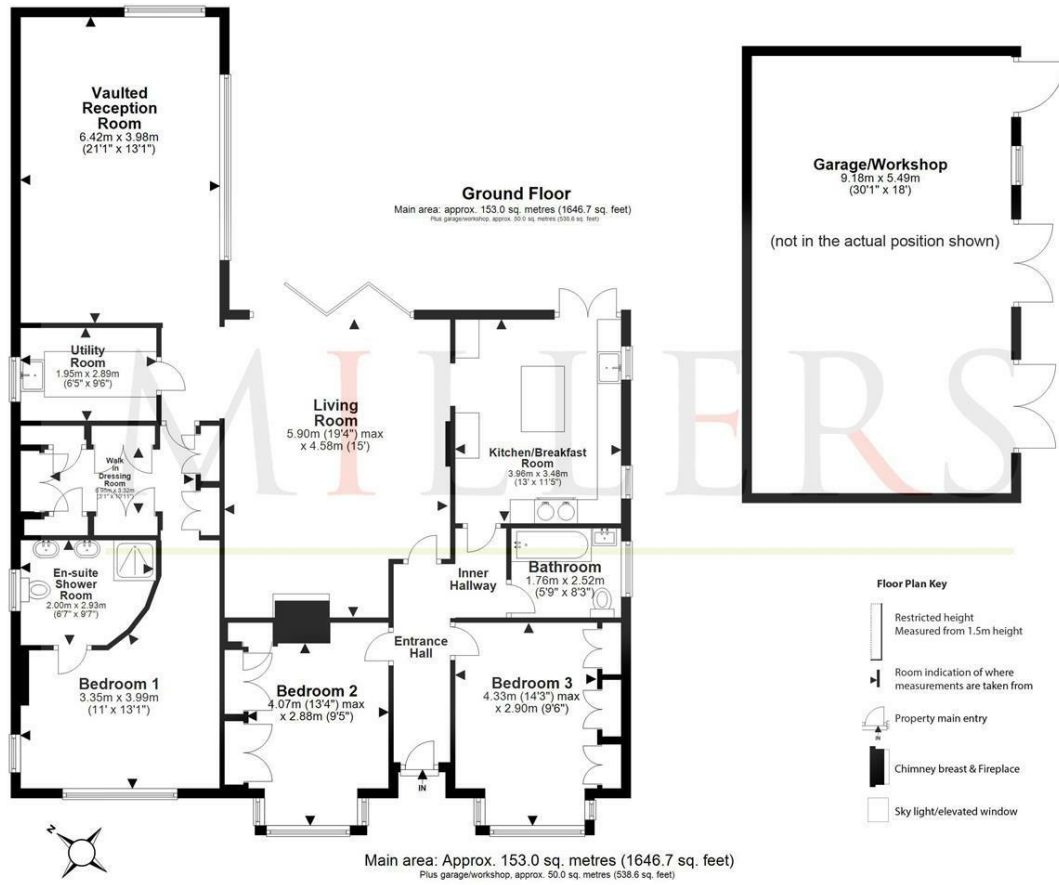
192' x 21' (58.52m x 6.40m)

### Garage Workshop

30'1" x 18' (9.17m" x 5.49m)

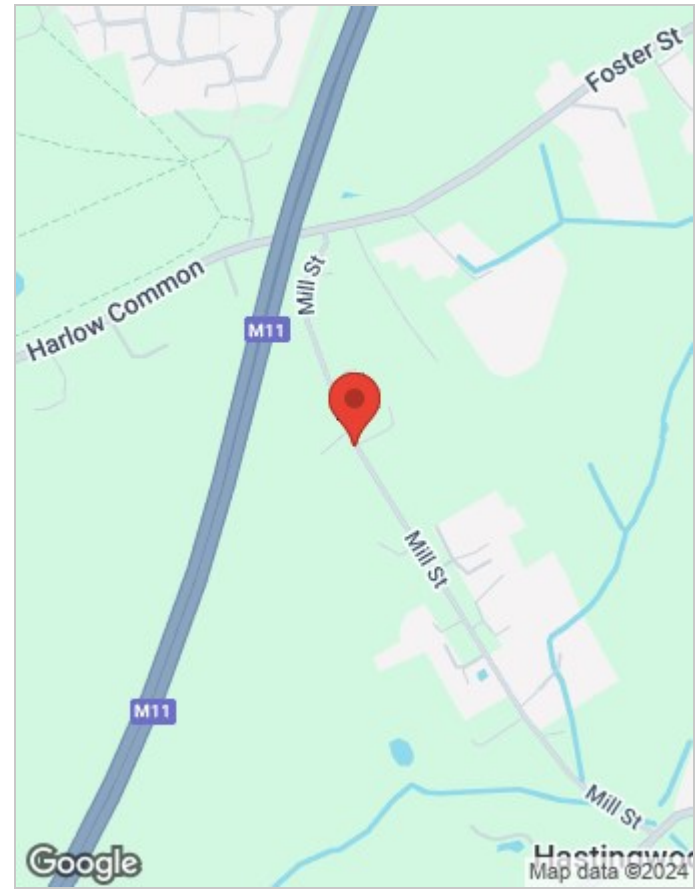






Main area: Approx. 153.0 sq. metres (1646.7 sq. feet)  
Plus garage/workshop, approx. 50.0 sq. metres (538.6 sq. feet)  
Total area including garage and workshop: approx. 203 sq metres (2185.3 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

### Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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