



27 Holt Drive, Wickham Bishops , Essex CM8 3JR
 Guide price £575,000

Church & Hawes
 Est. 1977
 Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £575,000-£600,000. FOR SALE WITH NO ONWARD CHAIN IS THIS ESTABLISHED DETACHED HOME LOCATED CLOSE TO THE CENTRE OF THE IDYLIC VILLAGE OF WICKHAM BISHOPS. Accommodation features Four First Floor Bedrooms with Family Bathroom and En-Suite. The Ground Floor comprises a dual aspect Living Room and Dining Room which provides access to the Sunroom overlooking the Garden. The remainder of this floor includes a Cloakroom, Kitchen and Utility Room. Externally, the property affords ample Parking on the Driveway and in the Garage and a private Rear Garden. This home is regarded as a superb opportunity to secure a property with the potential to add your own stamp creating a fabulous home for the future. Keys Held for viewing! Energy Efficiency Rating D, Council Tax: F.

Bedroom 11'8 x 10'10 (3.56m x 3.30m)

Double glazed window to rear, radiator, fitted bedroom furniture, door to:

En-Suite 5'7 x 3'0 (1.70m x 0.91m)

Obscure double glazed window to side, wash hand basin, shower unit.

Bedroom 13'10 x 9'5 (4.22m x 2.87m)

Double glazed window to rear, radiator, fitted double wardrobe.

Bedroom 10'10 x 9'1 (3.30m x 2.77m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 8'9 x 7'10 (2.67m x 2.39m)

Double glazed window to front, radiator, fitted wardrobe.

Bathroom 5'9 x 5'2 (1.75m x 1.57m)

Obscure double glazed window to side, panelled bath, wash hand basin.

W.C. 7'1 x 3'5 (2.16m x 1.04m)

Obscure double glazed window to side, low level w.c..

Landing 55'9"26'2" x 19'8"26'2" (17'8 x 6'8)

Double glazed window to front, access to loft, stairs down to:

Hallway 12'4 x 5'6 (3.76m x 1.68m)

Access to further accommodation, radiator.

Entrance Hall

Entrance door to front, full length storage cupboard, door into:

Cloakroom 6'0 x 3'5 (1.83m x 1.04m)

Obscure double glazed window to front, wash hand basin, low level w.c..

Living Room 20'9 x 12'10 (6.32m x 3.91m)

Double glazed windows to front and rear, feature fireplace. television point, radiator, coved to ceiling.

Dining Room 11'6 x 8'9 (3.51m x 2.67m)

Double doors to sunroom, radiator, coved to ceiling, door to:

Kitchen 11'6 x 9'4 (3.51m x 2.84m)

Double glazed windows to rear and side, range of units, double oven, four ring electric hob with extractor, stainless steel sink/drain unit, space for further under counter appliance, door to:

Utility Room 12'8 x 6'11 (3.86m x 1.83m)

Wall mounted boiler, double glazed window to side and front, tiled floor, sink drainer unit, space and plumbing for washing mashine and space for further appliance

Sunroom 17'11 x 7'11 (5.46m x 2.41m)

Double glazed windows to front and sides, double glazed doors to both sides, polycarbonate ceiling.

Rear Garden

Pathway to side accessing frontage and driveway, mainly laid to lawn with planting borders, timber shed to one side.

Double Garage 16'1 x 15'9 (4.90m x 4.80m)

Electric door to front, door to rear, power and light connected.

Frontage

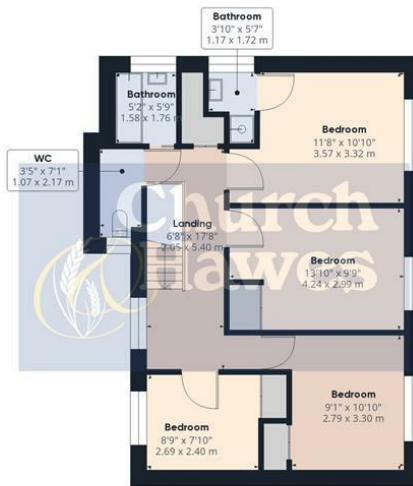
Block paved driveway leading to Garage and pathway to Entrance, planting area to one side, gate to Rear Garden

Agents Note

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 him/herself 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.



Floor 0 Building 1



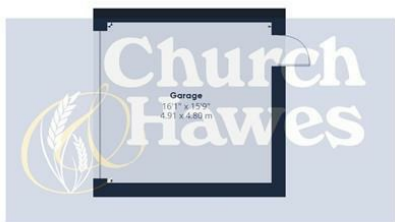
Floor 1 Building 1

Approximate total area[®]
 1800.06 ft²
 167.23 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0 Building 2

