



16a School Road, Wickham Bishops , CM8 3NU
Price £650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents





Bedroom 13'7 x 12'11 (4.14m x 3.94m)

Double glazed window to side and front, radiator, television point, door to:

En-Suite Bathroom 10'9 x 4'0 (3.28m x 1.22m)

Stoarge cupboard, corner bath, wash hand basin, low level w.c., storage cupboard, obscure glazed window onto landing.

Bedroom 13'8 x 8'0 (4.17m x 2.44m)

Double glazed window to rear, obscure double glazed window to side, radiator.

Landing

Double glazed velux window to side, stairs down to:

Kitchen/Living Room 20'10 x 17'2 (6.35m x 5.23m)

Double glazed double doors to rear, two double glazed floor to ceiling windows to rear, radiator, wood effect flooring, double glazed window to side, open lined flue for wood burner (not currently installed), Kitchen area comprising range of units, stainless steel sink drainer unit with mixer tap, tiled splash backs, four ring electric hob with extractor, double oven and warming drawer, integrated dishwasher, door into Bedroom/additional reception room and door into:

Utility Room 9'0 x 5'4 (2.74m x 1.63m)

Double glazed window to side, door to rear garden, sink set into roll edge work surface, range of units, space for under counter appliances, wall mounted gas combi boiler, full length cupboard, extractor, wood effect flooring.

Entrance Hall 11'2 x 5'5 (3.40m x 1.65m)

Entrance door to front, two double glazed windows to side, radiator, two full length storage cupboards, door into Living Area.

Bedroom/Reception Room

Double glazed square bay window to front, radiator, wood effect flooring, door into:

Shower Room 13'0 x 4'0 (3.96m x 1.22m)

Obscure double glazed window to side, tiled double shower unit with hand holds and sliding door, bidet, low level w.c., pedestal wash hand basin, heated towel rail, part tiled to walls.

Rear Garden approx 100' (approx 30.48m)

South easterly facing, commences with paved patio area, access to front via side gate, outside tap, range of mature planting borders, pathway extending to rear, two outside power supplies, remainder laid to lawn with stepping style pathway to centre.

Frontage

Extensive shingle driveway providing parking for numerous vehicles, access to Entrance, side gate and:

Double Garage 19' x 15'10 (5.79m x 4.83m)

Up and over door to front, power and light connected, eaves storage.

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 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.

