

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

Church & Hawes

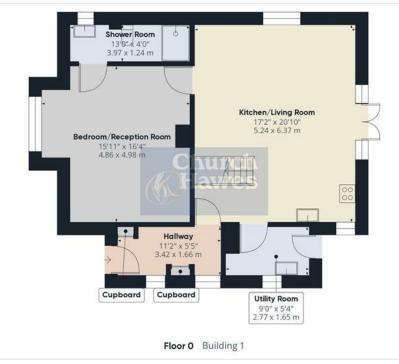
Est.1977

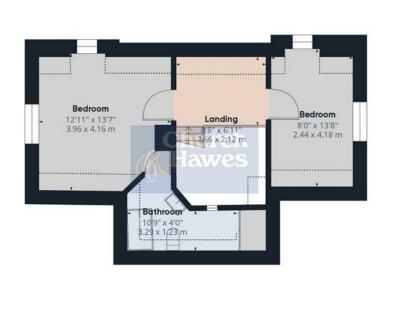
Estate Agents, Valuers, Letting & Management Agents

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OFFERED WITH NO ONWARD CHAIN A MODERN AND CONVENIENT HOME LOCATED CLOSE TO THE CENTRE OF THE IDYLLIC VILLAGE OF WICKHAM BISHOPS. Benefitting from a generous plot measuring in excess of 0.2 acres, accommodation comprises, Two First Floor Bedrooms one of which has an En-Suite Bathroom. The Ground Floor features an Entrance Hall which allows access into the Contemporary Living Space incorporating Kitchen/Dining and Living Areas which also benefits from an adjoining Utility Room. The remainder of this floor is made up of a Ground Floor Bedroom/additional Reception Room which also has access to an En-Suite Shower Room. Externally, the well stocked Rear Garden offers a South Easterly aspect and measures approximately 100' commencing with a raised seating area. The remainder is mainly laid to lawn. To the front the property boasts a generous Shingle Driveway and a Detached Double Garage. EPC: B, Council Tax: E.







Floor 1 Building 1

Approximate total area[™] 1463.57 ft² 135.97 m²

> Reduced headroom 85.12 ft² 7.91 m²



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

Double glazed window to side and front, radiator, Double glazed square bay window to 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 double shower unit with hand holds and sliding window onto landing.

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

Double glazed window to rear, obscure double Rear Garden approx 100' (approx 30.48m) 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 Double Garage 19' x 15'10 (5.79m x 4.83m) splash backs, four ring electric hob with extractor, Up and over door to front, power and light double oven and warming drawer, integrated connected, eaves storage. door into Bedroom/additional dishwasher, reception room and door into:

Bedroom/Reception Room

wood effect flooring, door into:

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

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

South eaterly 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:

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.

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

Double glazed window to side, door to rear garden, approximate. No responsibility is accepted as to the 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.

Agents Note

These particulars do not constitute any part of an offer o r contract. All measurements a r e 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



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