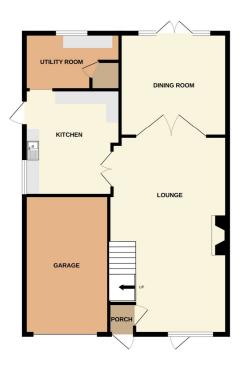
GROUND FLOOR 1ST FLOOR





hilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurem if doors, windows, rooms and any other items are approximate and no responsibility is taken for any e emission or mis-statement. This plan is for illustrative purposes only and should be used as such by a specifive purchase. The services, systems and appliances shown have not been tested and no guar.

THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register

The Property Ombudsman

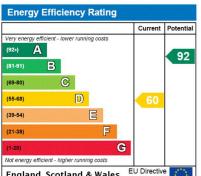
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD

















The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

JOHN COTTIS



High Road, Fobbing, Essex, SS17 9HT | Guide Price: £725,000 to £750,000

- 360 Virtual Tour + live viewings available
- Essex Countryside Semi rural location
- Enviable plot size, position and scope to extend (strpc)
- No Onward Chain
- Well positioned for London/Southend bound routes
- Guide price £725,000 to £750,000





0 Registered

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Premier position with panoramic countryside views from this generously spacious detached home in Semi-Rural village of "Fobbing" Essex, conveniently positioned for London/Southend bound routes. Enviable plot size, position and potential to extend (strpc). No Onward Chain!

ENTRANCE LOBBY: Door to:

LOUNGE: 24'1" x 15' max (7.34m x 4.57m). Double glazed lead lite style window to front looking towards farm land. Two radiators. Coved cornice to ceiling. Fitted carpet. Glazed french doors opening to dining room. Stairs leading to first floor. Glazed french doors to kitchen.

DINING ROOM: 13' x 12'6" (3.96m x 3.81m). Double glazed lead lite style window to rear. Radiator. Coved cornice to ceiling. Fitted carpet.

KITCHEN/BREAKFAST ROOM: 12'11" x 12'3" max (3.94m x 3.73m max).

Double glazed lead lite style window to side. Radiator. Tiled flooring. Double glazed lead lite style door to side. Glazed door to utility room. Range of base and eye level units. Roll edge work surfaces. Drainer sink unit.

UTILITY ROOM: 11'9" x 6'11" (3.58m x 2.11m). Double glazed lead lite style window to rear. Radiator. Coved cornice to ceiling. Vinyl flooring. Fitted units.

LANDING:

Coved cornice to ceiling. Fitted carpet. Doors to:

BEDROOM 1: 15'8" x 11'2" + wardrobes (4.78m x 3.4m + wardrobes).

Double glazed lead lite style window to rear. Double glazed window to side. Coved cornice to ceiling. Fitted carpet. Door to en suite.

EN SUITE:

Double glazed window to side. Radiator. Fitted carpet. Shower cubicle. Wash hand basin and low flush w.c. Tiled walls.

BEDROOM 2: 13'1" + wardrobes x 11'9" (3.99m + wardrobes x 3.58m).

Double glazed lead lite style window to rear. Radiator. Coved cornice to ceiling. Fitted carpet. Built-in wardrobes.

BEDROOM 3: 12'9" max < 8'3" x 11'10" max (3.89m max < 2.51m x 3.61m).

Double glazed lead lite style window to front. Coved cornice to ceiling. Fitted carpet. Built-in wardrobes.

BATHROOM/W.C. 11'4" x 10'9" max < 5'9" (3.45m x 3.28m < 1.75m).

Coved cornice to smooth plastered ceiling with inset spot lights. 5 piece suite comprising: Wash hand basin, shower enclosure, bidet, low flush w.c. and sunken style bath.

EXTERIOR:

REAR GARDEN:

Approx 130' (39.62m) depth. Landscaped style rear garden comprising: decorative area with remainder laid to lawn. Fenced boundarys.

FRONT GARDEN:

Brick pavier laid frontage providing multiple off road parking and approach to integral garage. Gated access from front to side exterior. Access to main entrance.

GARAGE:

With up and over door.













