



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC



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

- 360 Virtual Tour + live viewings available
- Essex Countryside Semi rural location
- Envious 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



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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. Envious 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 boundaries.

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.

