

HIGH ROAD FOBGING ESSEX

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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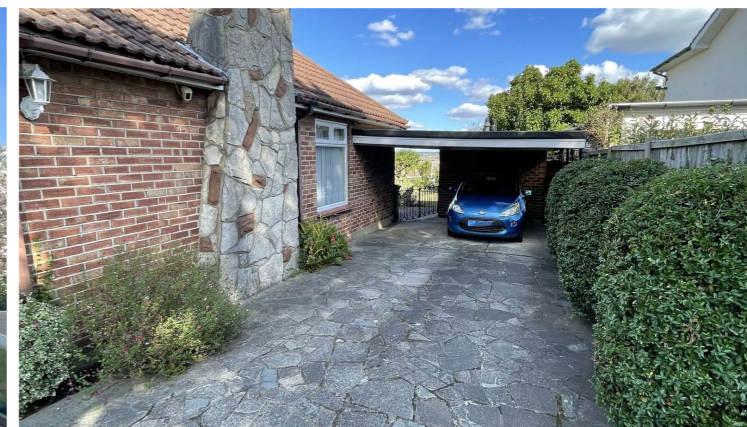


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## High Road, Fobbing, Essex, SS17 9JD | £635,000

- 4 Bed detached chalet bungalow
- Stunning views
- Great potential to extend (strpc)
- 142' x 57' plot approx
- Fobbing village location
- No Onward Chain!



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP

01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

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POTENTIAL TO EXTEND UPWARDS AND OUTWARDS (s.t.r.c) at this enviable positioned property in the Heart of Fobbing Village with **\*\*PLOT SIZE 142 ft x 57 ft \*\*** and with **VACANT NO ONWARD CHAIN / FAST TRANSACTION AVAILABLE.**  
**\*\*Panoramic Views\*\*** Local Village Pub **\*\* Aspire to Location\*\***  
See floorplan!

Entrance Lobby: Radiator. Fitted carpet. Stairs leading to first floor. Door to lounge.

Lounge: 18'7" x 15' max (5.66m x 4.57m max) Double glazed bay window to front. Radiator. Fitted carpet. Coved cornice to ceiling. A welcoming lounge design with feature fireplace and home entertaining bar style area.

Kitchen/breakfast room: 13'2" x 9'10" (4.01m x 3m) Double glazed windows to rear and side. Double glazed door to rear. Radiator. Vinyl flooring. Well sized kitchen/breakfast room with outlook and access to the rear garden. Range of base and eye level units and selection of appliances.

Dining Room: 13'3" x 8'11" (4.04m x 2.72m) Radiator. Fitted carpet. Coved cornice to ceiling. Open through to sun room.

Sun Room: 7'1" x 5'10" (2.16m x 1.78m) Radiator. Fitted carpet. Coved cornice to ceiling. A lovely area of the home enjoying beautiful visual out to the rear. Inner Hall: Radiator. Fitted carpet. Access to storage area, ground floor bedrooms and bathroom.

Bathroom: 8'4" x 5'10" (2.54m x 1.78m) Double glazed window to side. Radiator. Vinyl flooring. Part tiled walls. A generously sized bathroom at ground floor level with 3 piece bathroom suite.

Ground floor Bedroom 1: 13'1" (4) x 11'3" (3.43) (Irregular shaped) Double glazed bay window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Spacious ground floor bedroom with fitted wardrobes and wash hand basin.

Ground floor bedroom 3: 10'9" 6'9" (3.28m 2.06m) Double glazed window to rear. Radiator. Fitted carpet. Positioned with outlook to the rear onto garden.

Ground floor bedroom 4: 10'9" x 6'9" (3.28m x 2.06m) Double glazed window to rear. Radiator. Fitted carpet. Positioned with outlook to the rear garden. First floor landing: Fitted carpet. Built-in cupboard. Door to first floor bedroom and shower room.

First floor bedroom 2: 16'3" (4.95) max x 13'7" (4.14) max Fitted carpet. Radiator. Outstanding views from this bedroom at first floor level via double glazed window to rear and double glazed window to front.

First floor shower room: 8'10" (2.7) x 7'5" (2.26) (irregular shaped) The shower room has enclosure, wash hand basin, wc however shower system currently removed. Double glazed window. Electric heater. Fitted carpet.

Front Exterior: Impressive frontage to the home with established shrubbery and multiple off road parking upon approach to car port area and gated access to the garden.

Rear Garden: 94' approx (28.65m approx) An easterly facing rear garden of which has been lovingly nurtured for many years, creating this outstanding garden environment with established shrubbery, planted borders, expansive grass lawn, leading through natural and decorative arch ways to the green house, growing areas, shingle and to enjoy the seemingly endless views.

Outbuilding: The outbuilding comprises workshop area, boiler room/wc Plot: approx 142' (43.28) x 57' (17.37) Potential: The property appears to offer significant potential to extend (strpc).

