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243 Bredhurst Road

Wigmore • Rainham

Price: Asking Price £700,000



243, Bredhurst Road, Wigmore, ME8 0RD
Asking Price £700,000

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY
- GARAGE
- CONSERVATORY
- DOWNSTAIRS WC
- ENSUITE TO BEDROOM 1
- STUDY
- APPROX 120FT REAR GARDEN
- CTAX BAND: F
- EPC RATING: D

An exceptionally well presented four bedroom detached home positioned on the highly sought after location of Wigmore.

This wonderful property is light filled and spacious throughout offering large double bedrooms, an ensuite to master bedroom, downstairs WC and a beautifully landscaped rear garden.

EPC Rating: D

Entrance Hall
4'10" x 17'0" (1.49m x 5.19m)

Kitchen
12'9" x 14'5" (3.90m x 4.41m)

Lounge
15'5" x 18'3" (4.70m x 5.58m)

Dining Room
9'7" x 11'11" (2.94m x 3.65m)

Study
8'11" x 7'6" (2.74m x 2.31m)

Conservatory
15'7" x 11'6" (4.75m x 3.53m)

Downstairs WC
5'1" x 4'1" (1.57m x 1.25m)

Landing

Bedroom 1
10'11" x 13'6" (3.33m x 4.12m)

Ensuite
5'0" x 6'2" (1.53m x 1.89m)

Bedroom 2
11'6" x 20'2" (3.52m x 6.17m)

Bedroom 3
8'11" x 16'6" (2.74m x 5.03m)

Bedroom 4
8'11" x 15'7" (2.74m x 4.77m)

Bathroom
6'11" x 15'1" (2.13m x 4.60m)

Driveway

Garage
8'7" x 15'5" (2.64m x 4.71m)

Garden
35ft x 120ft (approximately) (10.67mft x 36.58mft (approximately))

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

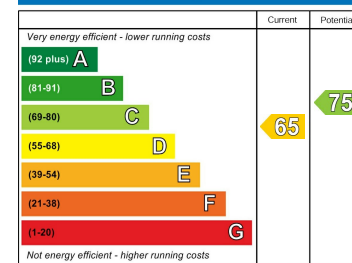
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

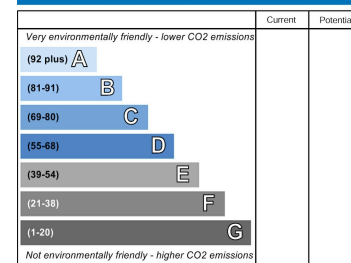


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.

1ST FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 sq.m.) approx.

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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