



Hawthorn Close, Bicknacre , Essex CM3 4FQ  
£885,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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This beautifully presented modern four bedroom family home, built just two years ago by the highly regarded Troy Homes, offers generous living space and high-quality finishes throughout.

Extending to approximately 205 square metres (2,200 sq ft), the property is thoughtfully designed for contemporary family life. The ground floor features a large lounge and separate study, alongside a stunning open-plan kitchen, dining and family area that flows seamlessly out to the garden — perfect for both everyday living and entertaining. A utility room adds practicality.

Upstairs, the home boasts two en-suite bedrooms as well as a stylish family bathroom, providing excellent accommodation for families and guests alike.

Outside, the property benefits from a good-sized garden, complete with a versatile garden room, ideal for home working, hobbies, or relaxation. A large single garage and brick driveway provide ample parking.

Additional highlights include underfloor heating to the ground floor, slatted window blinds and an EV charger, making this home both comfortable and future-ready.

A modern, spacious, and energy-efficient home still with about 8 years NHBC remaining — perfectly suited to family living.

Bicknacre is nestled between Chelmsford and South Woodham Ferrers with both offering regular train services to London Liverpool Street. There is easy access to Chelmsford which offers everything you would expect from a thriving city centre. Major roads throughout the county are just a short drive away making Bicknacre a popular choice for anyone looking to commute. There is a favoured village primary school along with convenience shops. Regular bus service to Danbury, Maldon, Chelmsford & South Woodham Ferrers.



## APPROXIMATE ROOM SIZES:

### FIRST FLOOR

**Master Bedroom 17'6 x 11'4 (5.33m x 3.45m)**

**En-Suite Shower Room**

**Bedroom Two 16' x 10'7 (4.88m x 3.23m)**

**En-Suite Shower Room**

**Bedroom Three 16'1 x 10'2 (4.90m x 3.10m)**

**Bedroom Four 12'7 x 8'8 (3.84m x 2.64m)**

**Family Bathroom**

**Landing**

### GROUND FLOOR

**Reception Hall**

**Cloakroom**

**Lounge 19' x 17'5 (5.79m x 5.31m)**

**Study 11'8 x 7'6 (3.56m x 2.29m)**

**Kitchen 18'2 x 11'2 (5.54m x 3.40m)**

High quality kitchen with all fitted appliances and quartz worktops. Open plan to:

**Family & Dining Room 16' x 16' (4.88m x 4.88m)**

Bi-folding doors to garden.

**Utility Room 7'8 x 6'8 (2.34m x 2.03m)**

Washer/dryer.

### EXTERIOR

**Front**

Brick driveway leading to:

**Garage 23' x 10'4 (7.01m x 3.15m)**

Pitched roof for storage, personal door to:

### Rear Garden

Large patio leading to lawn garden. Garden Room. Power sockets.

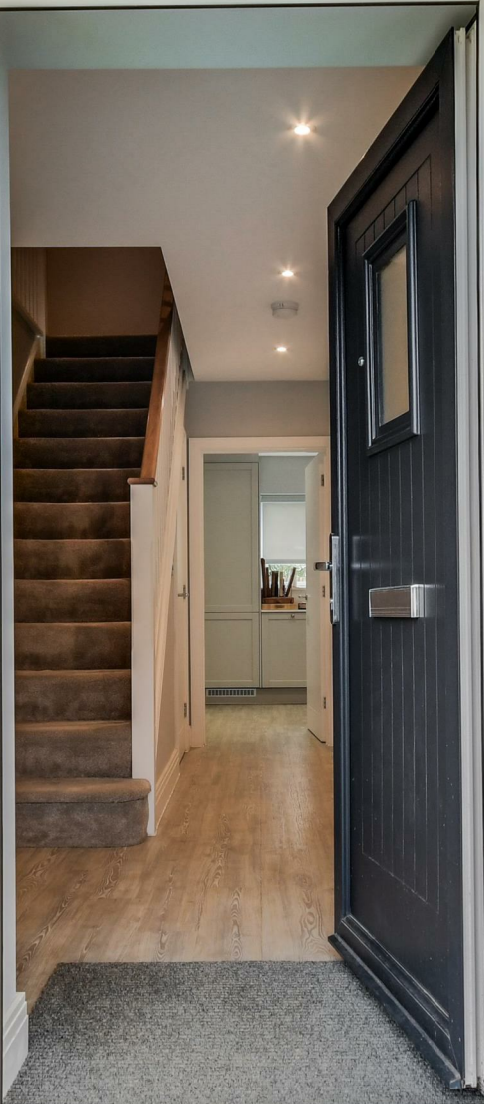
### Agents Notes, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the 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 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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE 200 SQ M 2157 SQ FT**  
**GARAGE 22 SQ M 235 SQ FT**  
**TOTAL 222 SQ M 2392 SQ FT**

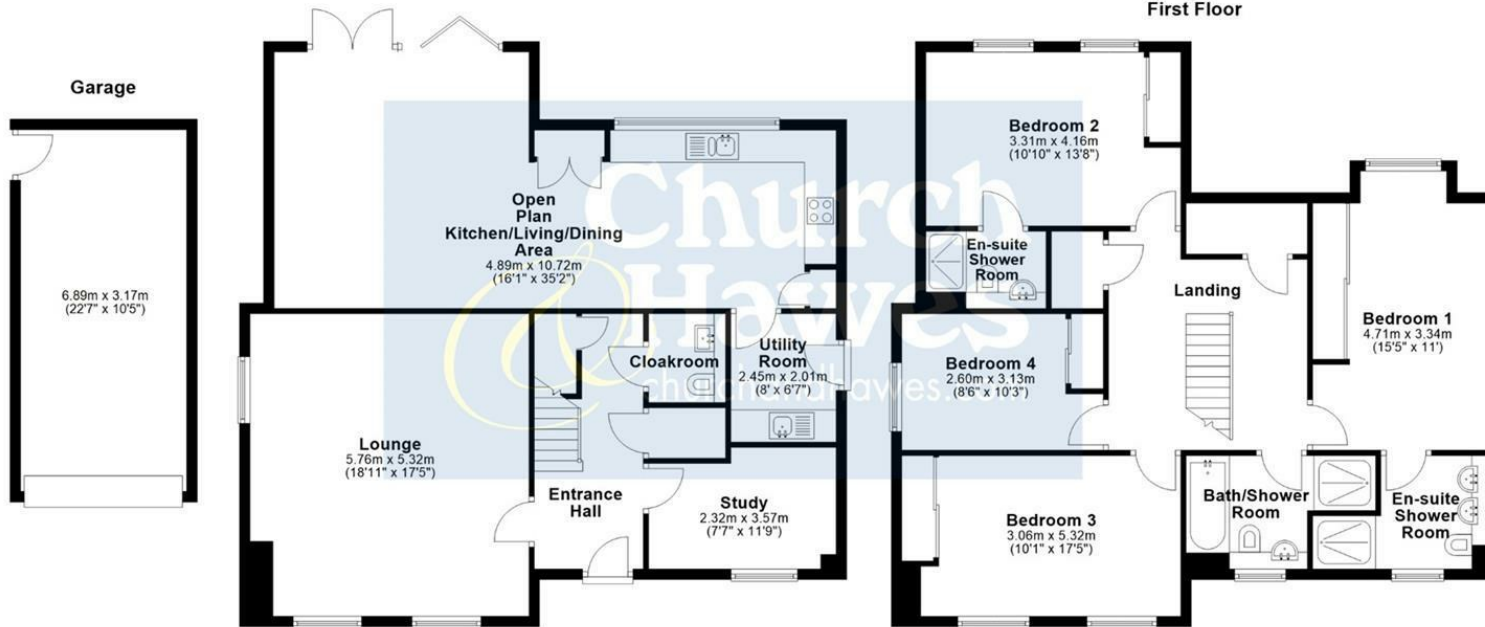
This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes & compass bearings  
before making any decisions reliant upon them.

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**Ground Floor**

**First Floor**



efficient  
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