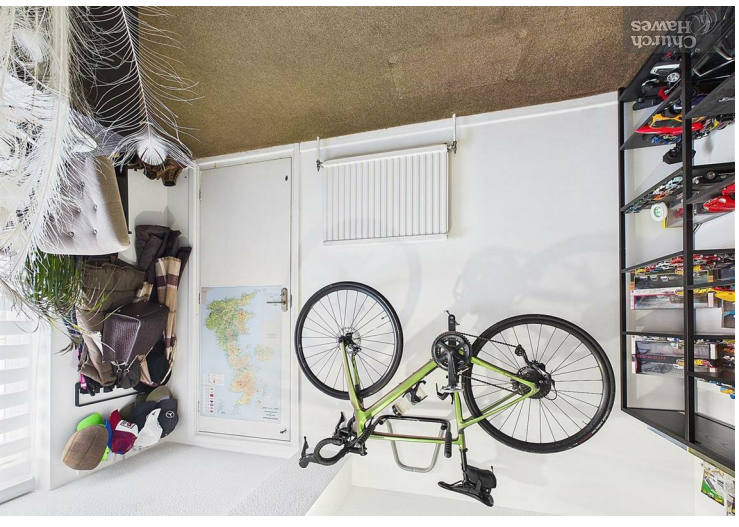
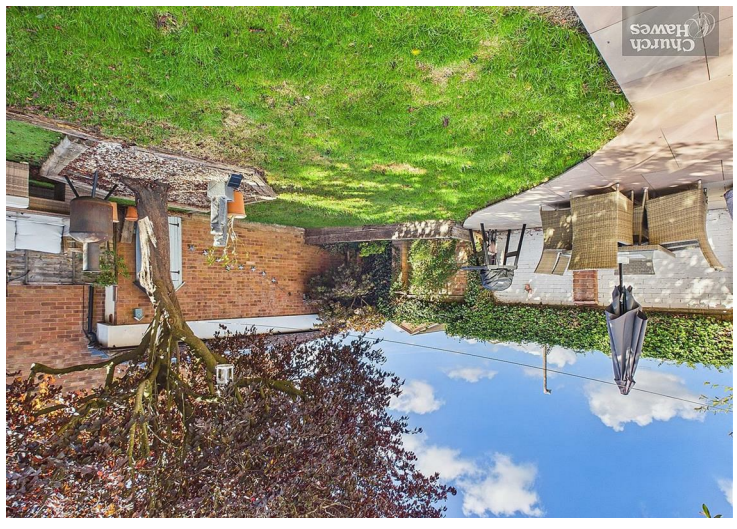
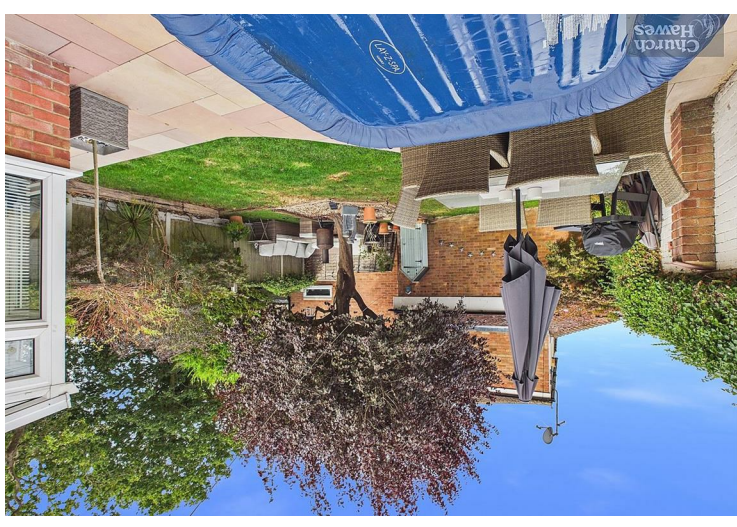
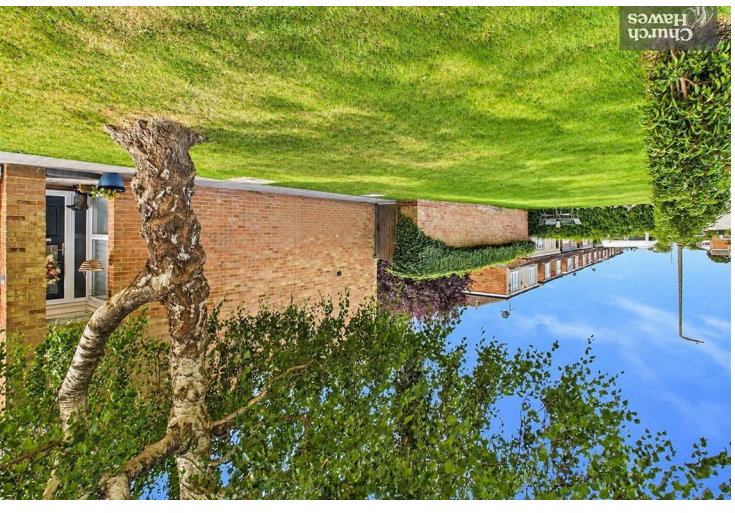
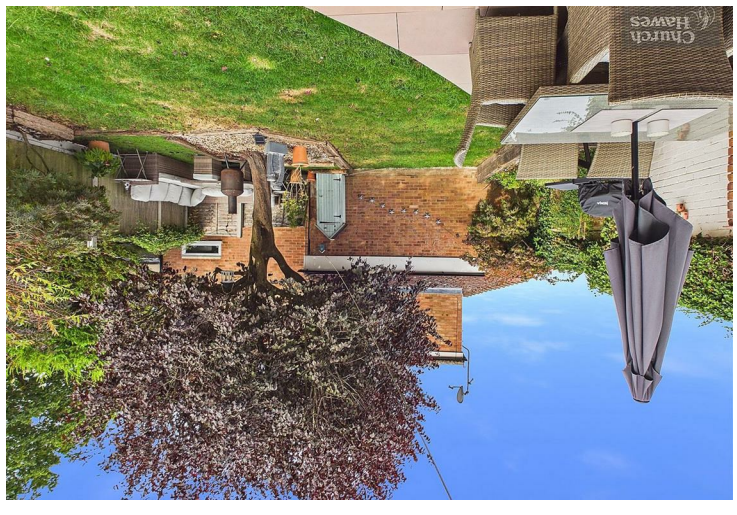
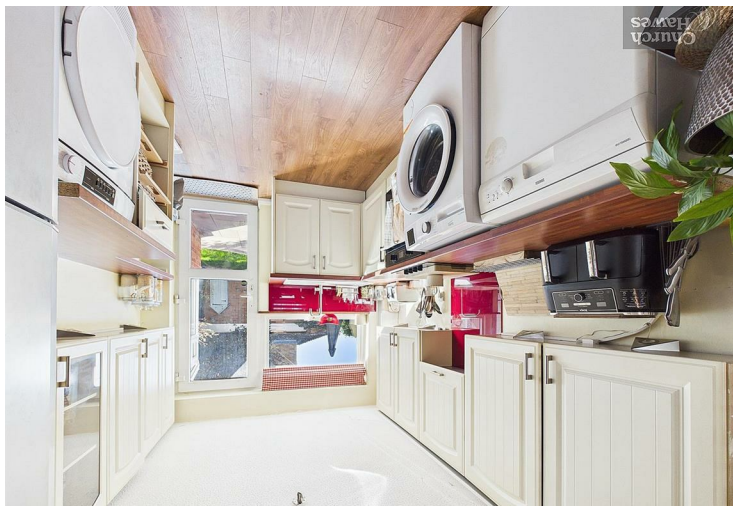
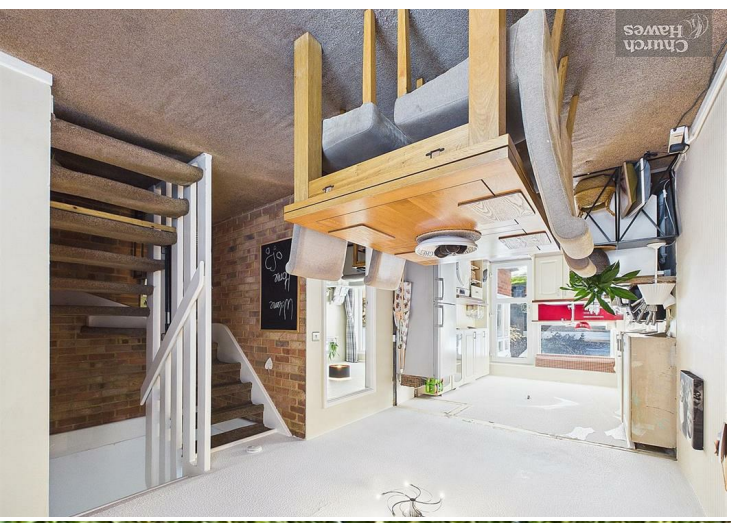











1 Deerhurst Chase, Bicknacre , CM3 4XG

Guide price £450,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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Guide Price £450,000 - £475,000. Set on a generous corner plot in the desirable semi rural village of Bicknacre, this spacious four bedroom detached family home offers an exciting opportunity to make the most of its substantial outside space. The large side garden provides excellent potential to significantly enlarge the existing rear garden, while the generous frontage offers scope to create an in and out driveway, subject to any necessary consents.

The property offers versatile accommodation ideal for a growing family. The ground floor comprises a lounge with wood burning stove, study, cloakroom and conservatory, together with a substantial open plan kitchen and dining room. The wall between the kitchen and dining room has recently been removed to create this impressive space, which requires finishing works but offers the potential to become a particularly pleasant and spacious heart of the home. The first floor provides four bedrooms, including a principal bedroom with en suite, and a family bathroom.

Externally, the property benefits from a garage with electric door, driveway parking for two vehicles and a well landscaped rear garden. The substantial corner side garden is a particularly appealing feature, offering the opportunity to create a much larger private garden or explore further landscaping possibilities.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

