



40 Lyndhurst Drive, Bicknacre, CM3 4XL
O.I.R.O £415,000

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

LARGER STYLE RENOVATED FOUR BEDROOM HOME... lies on a popular turning in Bicknacre village, a short walk from the primary school, shops, pubs and transport links. The current owners have improved the property since their ownership with a replacement kitchen, bathroom, boiler, flooring and fresh décor. The accommodation provides an open plan style kitchen-diner, a separate lounge, a versatile study or playroom, a utility room and a cloakroom. Outside, a pleasant rear garden accompanies the garage and private driveway, rounding off a deceptively spacious family home in a convenient village setting. Energy rating C.

Location

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 services to Danbury, Maldon, Chelmsford & South Woodham Ferrers.

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.

Master Bedroom 12'10 x 10'3

En-Suite

Bedroom Two 13'2 x 7'6 (4.01m x 2.29m)

Bedroom Three 11'3 x 6' (3.43m x 1.83m)

Bedroom Four 10'3 x 6' (3.12m x 1.83m)

Family Bathroom

Landing

GROUND FLOOR

Entrance

Cloakroom

Open Plan Kitchen Diner

Kitchen Area 10'2 x 7'4, Dining Area 13'6 x 8'2.

Lounge 19' x 9'10 (5.79m x 3.00m)

Study/Play Room 9'10 x 5' (3.00m x 1.52m)

Utility Room

EXTERIOR

Front

Garage

Rear Garden

Agents Notes

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



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