



Church  
Hawes

East Ware Cottages, Dengie, Essex CM0 7UN  
Price £425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

With spectacular views across open countryside to three aspects and located in an isolated location down a private lane is this well presented three bedroom semi detached house. The property is being sold with NO ONWARD CHAIN and sits on a generous private plot. The accommodation comprises three first floor bedrooms and a bathroom whilst the ground floor offers entrance hallway, living room, dining room, kitchen, rear lobby, cloakroom and utility. Externally the gardens are located on the north, east and west side of the property all of which look out onto open farmland. The property is well presented with double glazed windows and doors, oil fired central heating. The property does lend itself for extending to either the side or rear (subject to planning approval). Viewings are strictly by appointment only, please contact the sellers sole agent for viewings and directions. Energy Rating D.

## FIRST FLOOR:

### BEDROOM 1:

12'2 x 11' (3.71m x 3.35m )

Double glazed window to rear, radiator, built in wardrobe.

### BEDROOM 2:

12'9 x 9'5 (3.89m x 2.87m )

Double glazed window to front, radiator, built in wardrobes.

### BEDROOM 3:

9'4 x 8'7 (2.84m x 2.62m )

Double glazed window to front, radiator, built in storage cupboard.

### BATHROOM:

6'10 x 5'6 (2.08m x 1.68m)

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath, close coupled WC and wash hand basin, tiled walls.

### LANDING:

Double glazed window to side, built in airing cupboard, further storage cupboard, stairs leading to:

## GROUND FLOOR:

### ENTRANCE HALL:

Part glazed entrance door to front, double glazed window to side, doors to:

### LIVING ROOM:

11'8 x 11'5 (3.56m x 3.48m )

Double glazed bay window to front, radiator.

### DINING ROOM:

13'5 x 10'11 (4.09m x 3.33m )

Double glazed window to rear, radiator, fireplace with tiled hearth and multi fuel burner.

### KITCHEN:

8'9 x 6'10 (2.67m x 2.08m )

Double glazed window to rear, range of fitted wall and base mounted storage units, sink unit set in roll edged work surface, 4-ring electric hob with single oven below and extractor hood over, space for fridge/freezer, 2 built in storage cupboards and pantry cupboard with obscure double glazed window to side, tiled flooring and splashbacks, door to:

### REAR LOBBY:

9'4 x 4' (2.84m x 1.22m )

Part glazed doors to front and side, radiator, built in coal storage with external hatch access.

### CLOAKROOM:

Close coupled WC, radiator.

### UTILITY ROOM:

9'9 x 7'8 (2.97m x 2.34m )

Double glazed window to rear, radiator, space and plumbing for washing machine and tumble dryer, freestanding 'Grant' oil fired boiler.

### EXTERIOR:

The property sits on a plot of approx. 0.5 of an acre with gardens located on the north, east and west side of the property all of which look out onto open farmland.

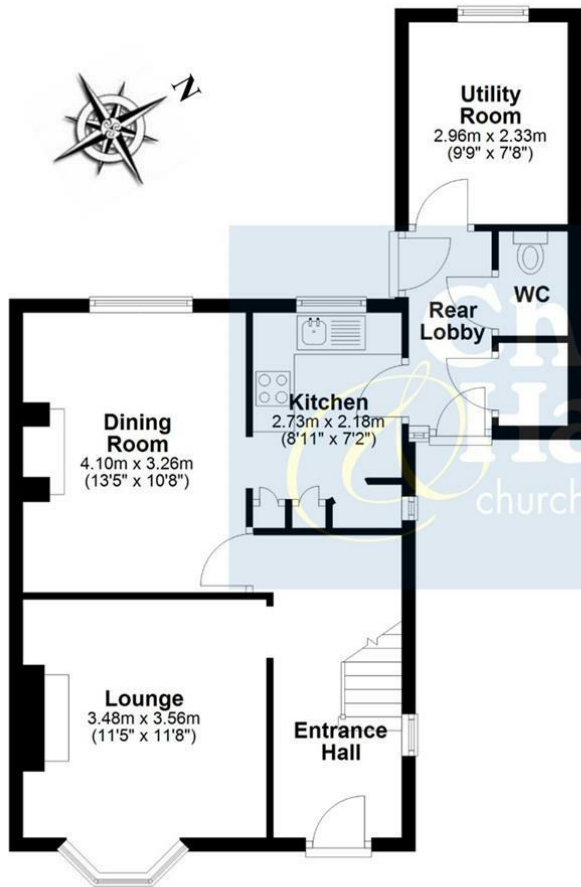
## ADDITIONAL INFORMATION:

This property is being sold freehold and is Council Tax Band C. This property has oil fired central heating. Drainage TBC.

## AGENTS NOTE:

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.

### Ground Floor



### APPROX INTERNAL FLOOR AREA

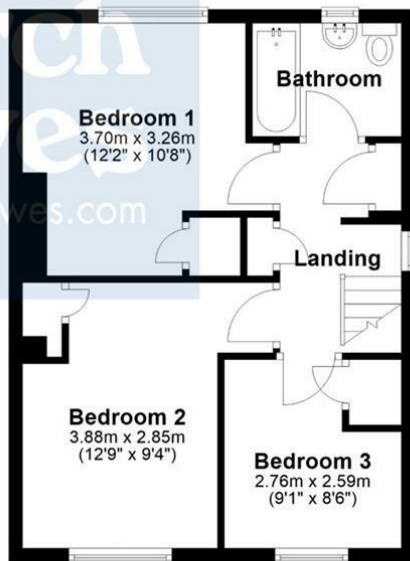
99 SQ M 1068 SQ FT

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

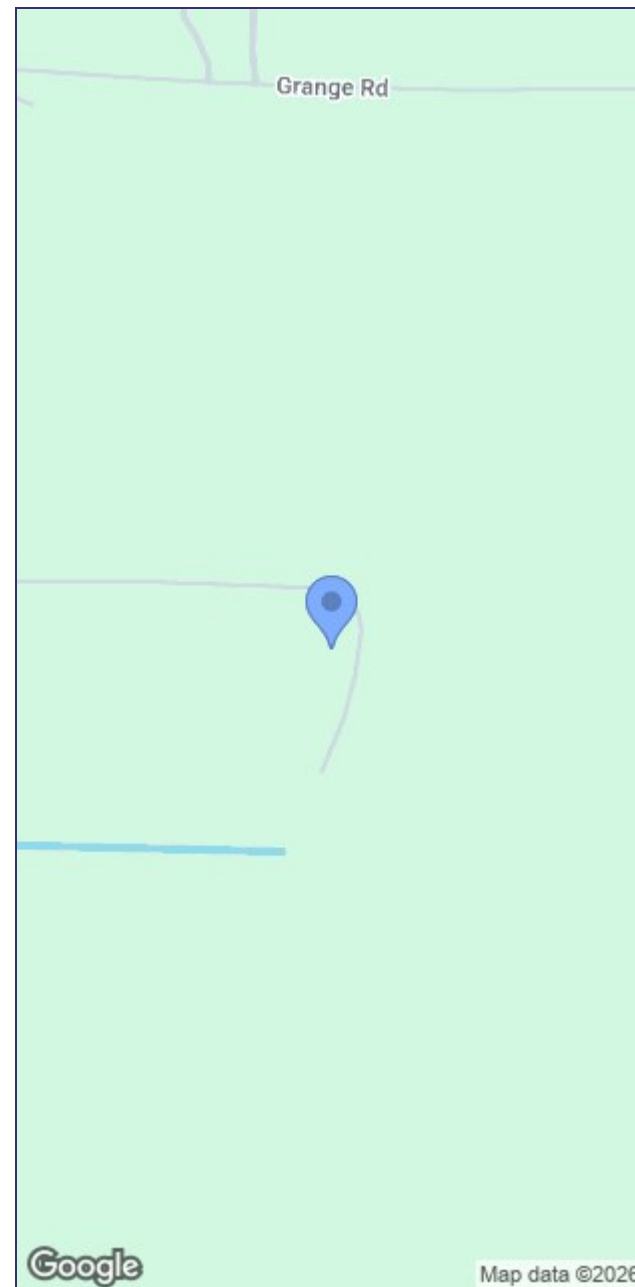
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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### First Floor



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