



Westerings, Purleigh , Essex CM3 6PG
£650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Deceptive in size from its attractive external appearance, this spacious four bedroom detached bungalow offers outstanding versatility and excellent potential for further enlargement, subject to the necessary planning consents. Situated within a small and exclusive turning of just a few detached homes, the property provides generous and well-balanced accommodation ideal for family living or those seeking flexible single-storey living.

Internally, the accommodation comprises four well-proportioned bedrooms, two bathrooms, a very large living room, fully fitted kitchen, utility room and a bright conservatory overlooking the rear garden.

Externally, the property benefits from ample driveway parking leading to a double garage, together with a secluded southerly facing rear garden offering a high degree of privacy.

The bungalow also presents exciting scope for enhancement, lending itself perfectly to a first floor conversion, as well as the potential for a partial or full garage conversion to create additional living accommodation, home office space or annex potential, subject to the relevant approvals. Energy rating D.



Location Note

The village of Purleigh is located 4 miles south of Maldon and set within picturesque Essex countryside. For families the area benefits from a number of excellent local schools both in Purleigh (rated 'Outstanding' by Ofsted) and nearby Cold Norton, as well as highly regarded pubs and restaurants. Commuters will find North Fambridge and South Woodham Ferrers stations within driving distance, offering services to London Liverpool Street.

Local amenities include the community run village shop, village hall which hosts a range of activities and the Bell Inn. New Hall Vineyards & Winery are also within the village.

ROOMS & APPROXIMATE SIZES

'L' Shaped Reception Hall 20'2 max x 16'10 max (6.15m max x 5.13m max)

Bedroom 12' x 12' (3.66m x 3.66m)

Fitted wardrobes and matching furniture

Bedroom 12' x 12' (3.66m x 3.66m)

Fitted and built-in wardrobes

Bedroom 11'10 x 9' (3.61m x 2.74m)

Fitted wardrobes

Bedroom 11'4 x 9'7 (3.45m x 2.92m)

Family Bathroom/WC

Shower Room/WC

'L' Shaped Lounge & Dining Room 26' max x 21'10 max (7.92m max x 6.65m max)

Kitchen 12'9 x 7'10 (3.89m x 2.39m)

Modern fitted with appliances, door to exterior.

Utility Room 15' x 5' (4.57m x 1.52m)

Conservatory 14'5 x 9'8 (4.39m x 2.95m)

Modern conservatory with a glass roof and radiator.

EXTERIOR

Front

Brick driveway leading to:

Double Garage 17'9 x 15'3 (5.41m x 4.65m)

The garage lends itself to conversion if desired.

Rear Garden

Southerly facing.

Agents Note

There has recently been a small leak under the bath in the bathroom. At present the bath has been removed.

Agents Notes, Money Laundering & Referrals

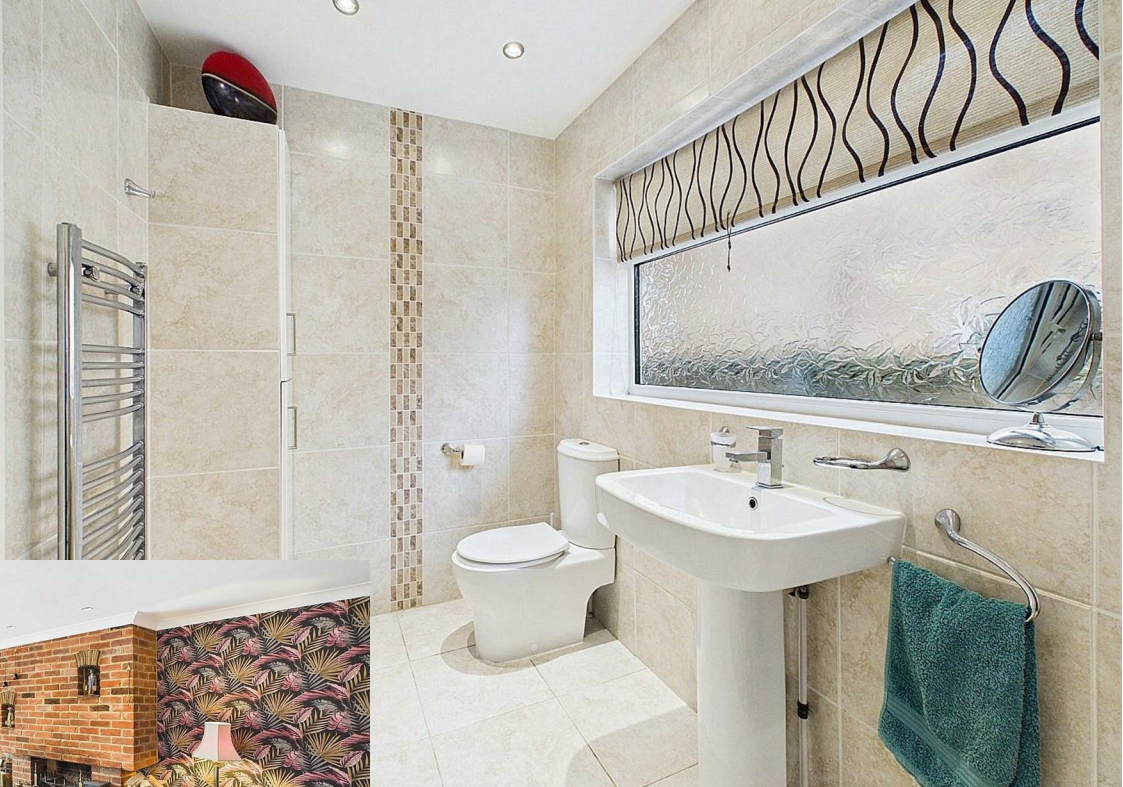
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

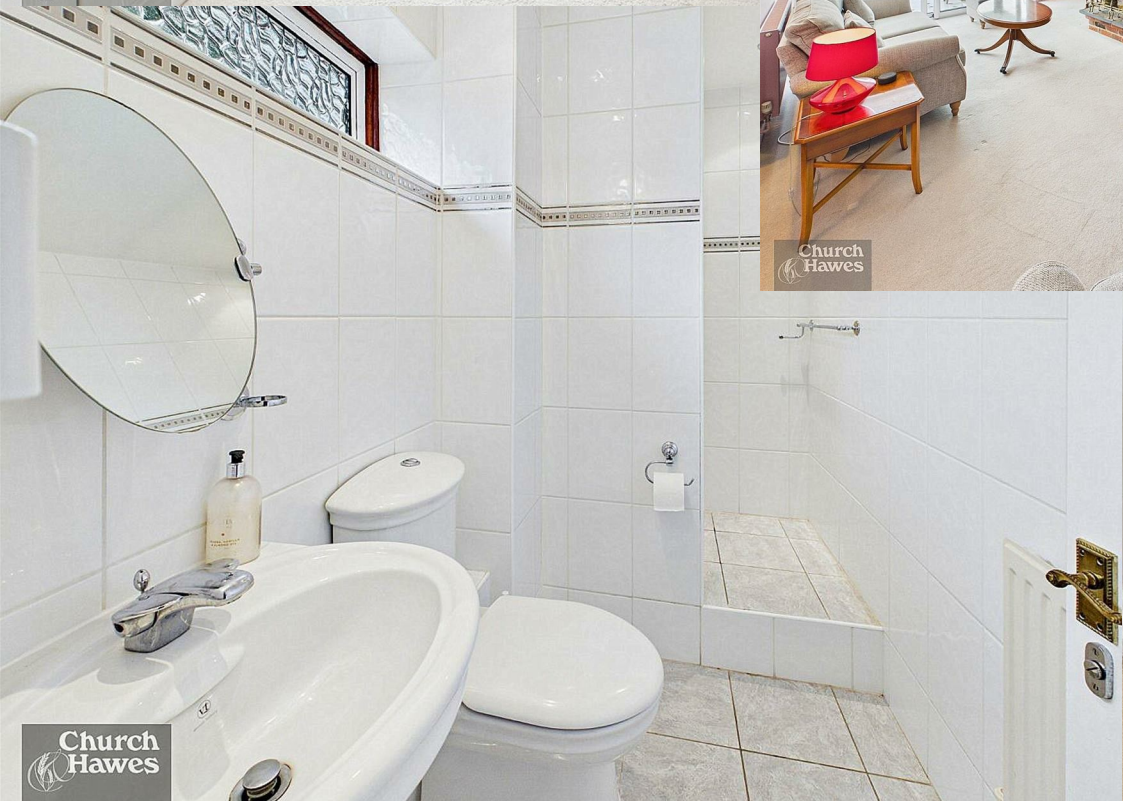
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.



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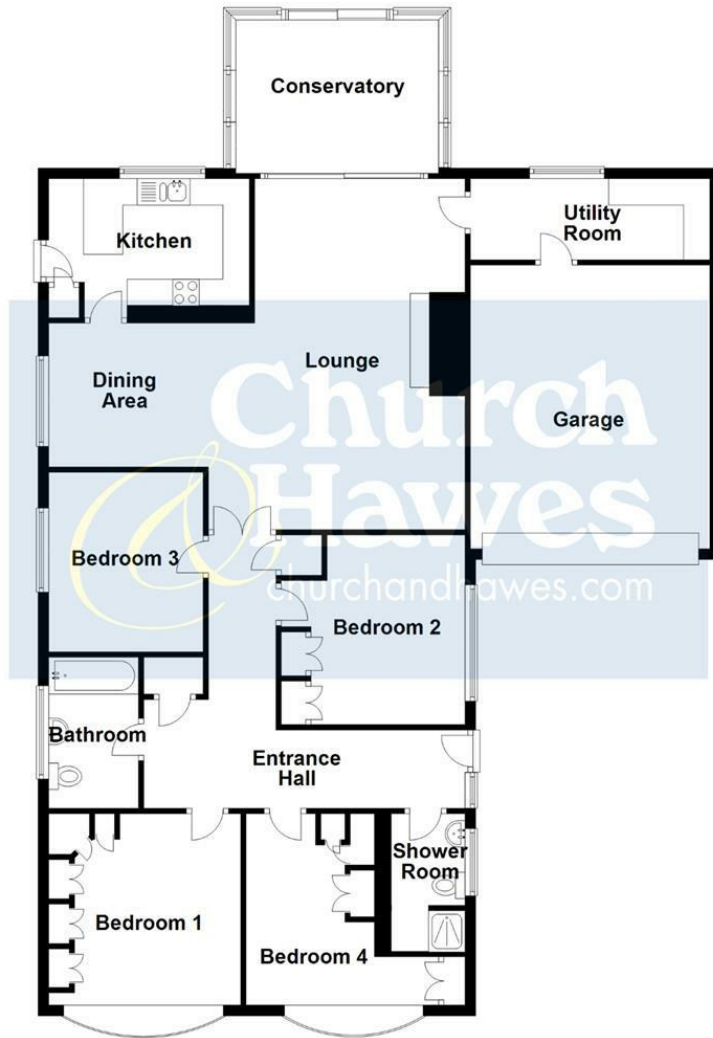
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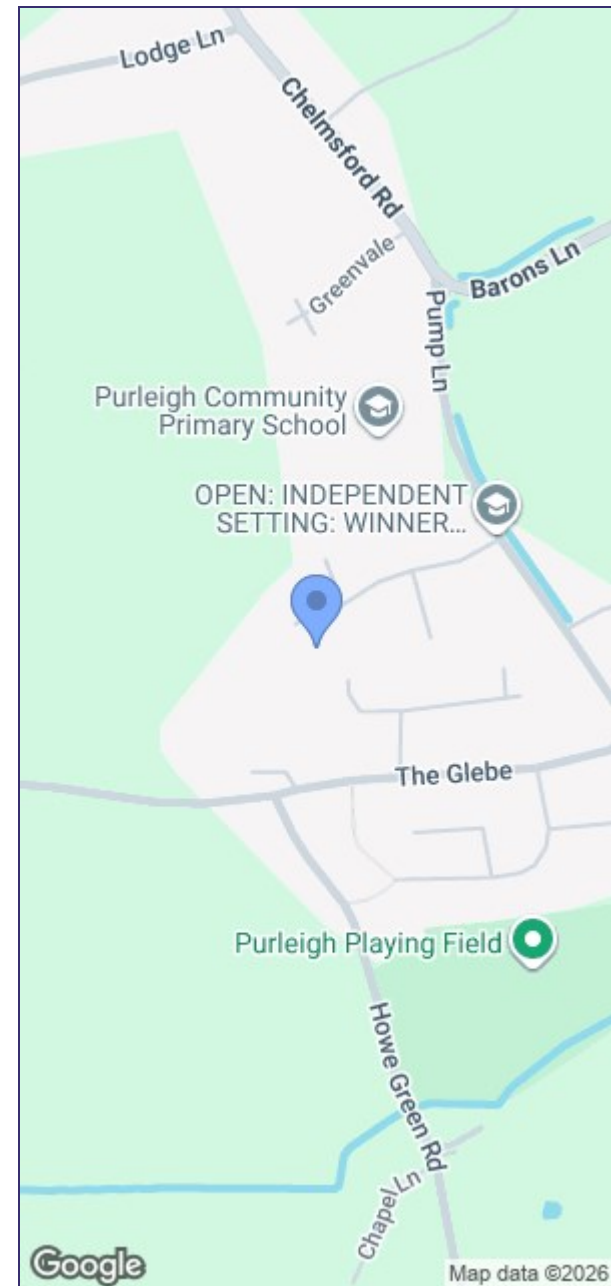


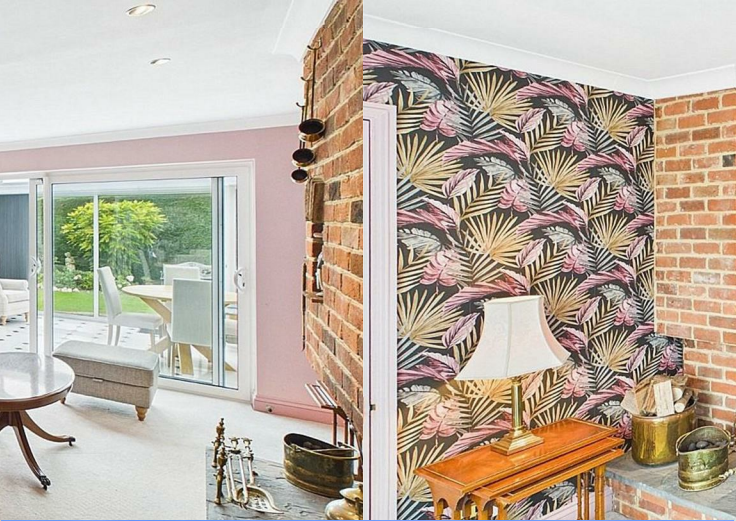
Ground Floor



**APPROX INTERNAL FLOOR AREA
169 SQ M 1814 SQ FT
INCLUDING GARAGE**

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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