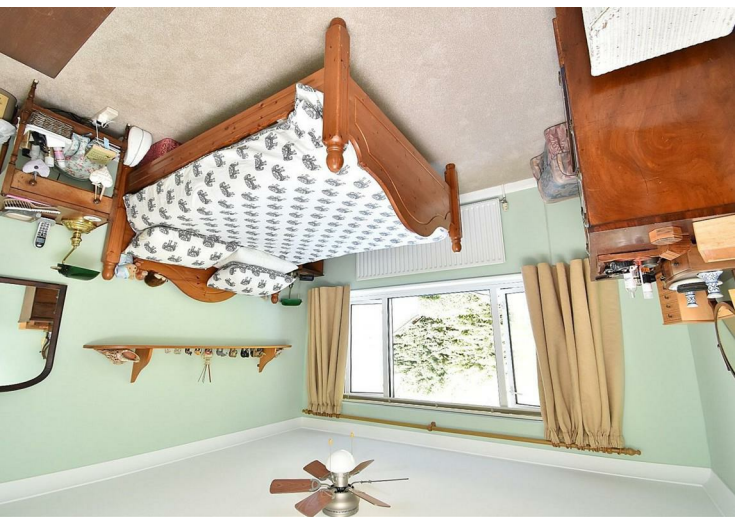

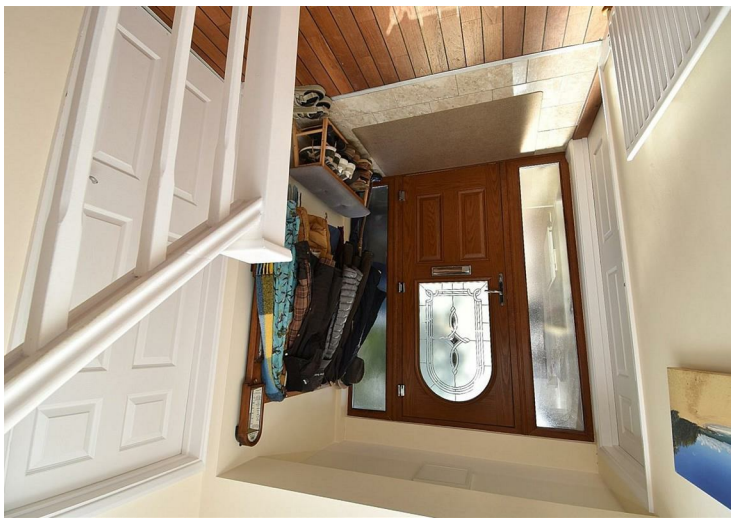

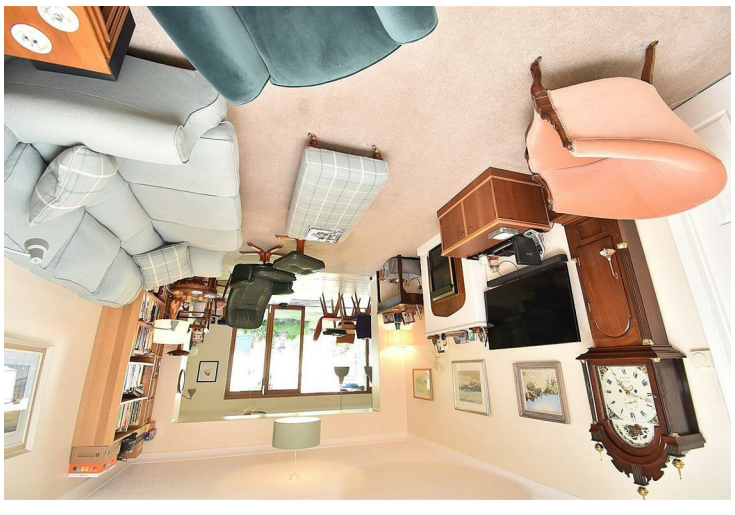

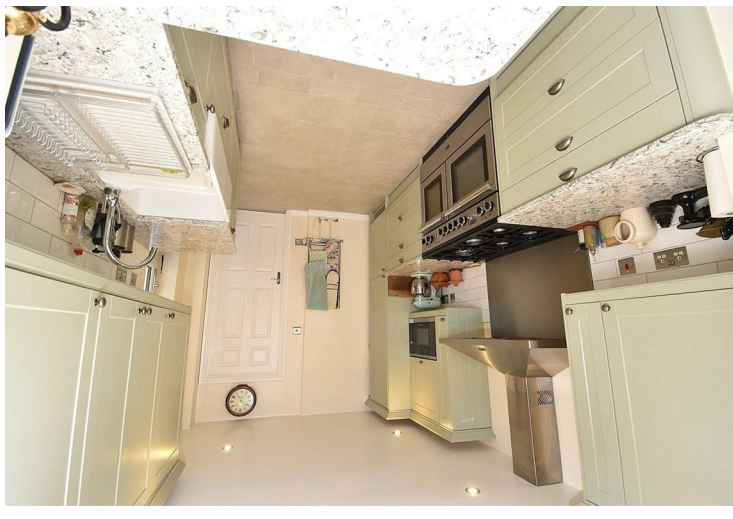

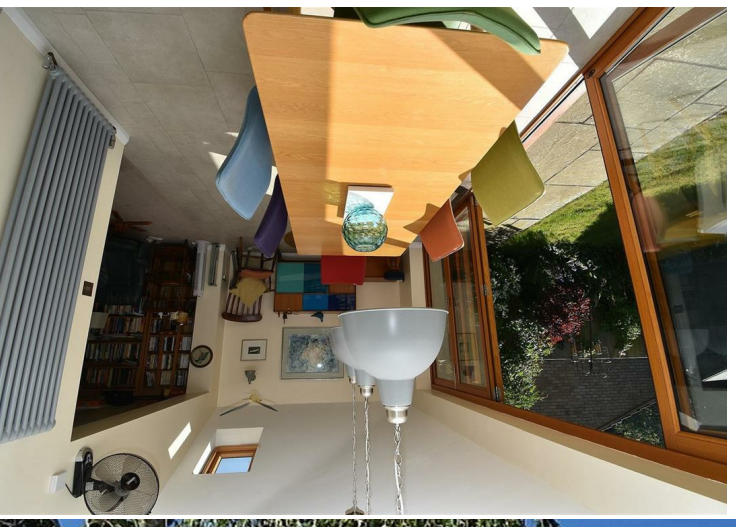

36 Thrift Wood, Bicknacre , Essex CM3 4HT

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Church & Hawes
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Presented to a high order is this extended detached family home located within the village of Bicknacre. The property offers excellent living areas including an open plan style lounge and dining room with bi-folding doors to the garden and also a separate family room. Along with four bedrooms there is an en-suite shower room to the master bedroom and also a family bathroom. The garage has also been part converted to form a utility room. Energy rating D.

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.

FIRST FLOOR

Bedroom One 11'4 x 11'1 (3.45m x 3.38m)

En- Suite Shower Room

Bedroom Two 10'6 x 8'4 (3.20m x 2.54m)

Bedroom Three 9'6 x 8'8 (2.90m x 2.64m)

Bedroom Four 12' x max x 7'7 (3.66m x max x 2.31m)

Family Bathroom

GROUND FLOOR

Entrance Porch

Cloakroom

Family Room 13'9 x 8'7 (4.19m x 2.62m)

Lounge 17'8 x 11'4 (5.38m x 3.45m)
Open plan to:

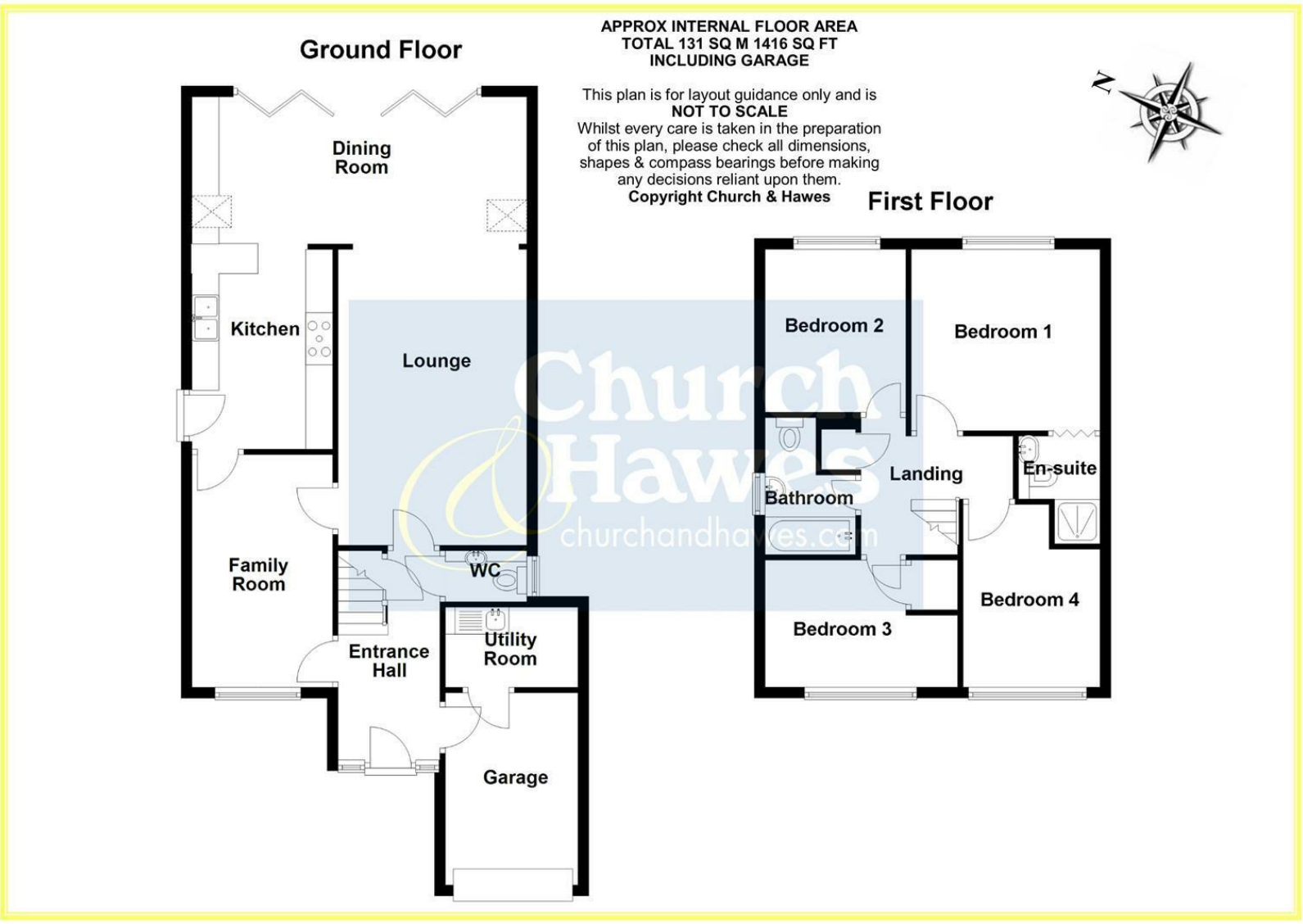
Dining Area 20'4 x 8'9 (6.20m x 2.67m)
A lovely room with vaulted ceiling, two skylight windows and six panel bi-folding doors to the garden. Open plan to:

Kitchen 12' x 8'7 (3.66m x 2.62m)
A luxury fully fitted kitchen complemented with quartz work surfaces. Rangemaster oven, integrated fridge and freezer.

Garage
The garage has been part converted to form a utility room. The garage is now 11'6 x 8'11 and the utility 8'11 x 4'8. Electric roller shutter door.

EXTERIOR

Front
Driveway for three cars, access alongside house to:

Rear Garden
Two storage sheds. power socket.

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 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.