



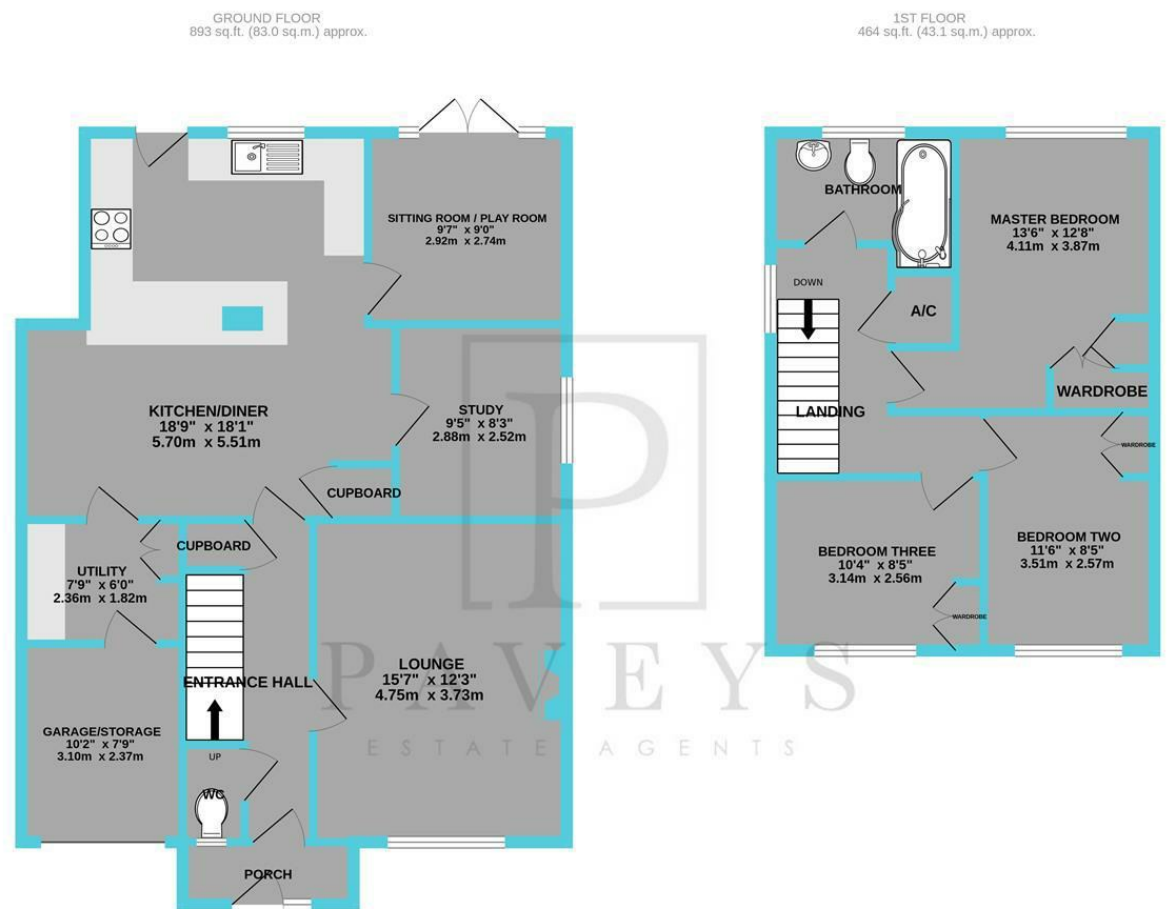
9, Sycamore Place
Great Bentley, CO7 8LP

Guide price £400,000 Freehold



PAVEYS
ESTATE AGENTS

GUIDE PRICE £400,000-£415,000 Positioned in a peaceful cul-de-sac in the popular village of Great Bentley is this EXTENDED DETACHED FAMILY HOME with SOUTH WEST FACING REAR GARDEN & DRIVEWAY. This prime location property is located a short walk the beautiful Bentley Green, Bentley Railway Station with services to Central London, OFSTED outstanding primary school, shops and The Plough Public House. Key features include three reception rooms, spacious kitchen diner with breakfast bar, utility room. There are three first floor double bedrooms and the modern bathroom. The well maintained South West facing garden offers space for the whole family with a large paved patio area and lawn. The garage has been been partitioned to create a large storage and utility room. An internal viewing is advised to appreciate this family home and its prime location. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA: 1356 sq.ft. (126.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

PORCH
Composite double glazed entrance door to front aspect, full height double glazed panel to front, pitched and tiled roof.

ENTRANCE HALL
Glazed door to Entrance Hall, fitted carpet, stair flight to First Floor, under stairs storage cupboard, radiator.

CLOAKROOM
White suite comprising low level WC and wall mounted wash hand basin. Double glazed window to front, tiled flooring, chrome heated towel rail.

LOUNGE 15'7 x 12'3 (4.75m x 3.73m)
Double glazed window to front, fitted carpet, coved ceiling, electric fire with limestone surround and hearth, TV point, radiator.

KITCHEN DINER 18'9 x 18'1 (5.72m x 5.51m)
Extensive range of modern Shaker style over and under counter units, wood effect work tops and upstands, inset white ceramic sink and drainer with mixer tap, breakfast bar. Neff Turn & Tilt oven and combination grill, induction hob with Samsung cooker hood over, Bosch dishwasher, space and plumbing for washing machine, integrated fridge freezer. Double glazed window to rear overlooking the garden, UPVC double glazed door to rear, tiled flooring, smooth ceiling, tiled splash backs, spot lights, upright radiator.

UTILITY ROOM 7'9 x 6' (2.36m x 1.83m)
Over and under counter units, fitted work top, space for under counter white goods, space for tumble dryer, tiled flooring, integral door to Garage/Storage, built in double cupboard.

STUDY 9'5 x 8'3 (2.87m x 2.51m)
Double glazed window to side, fitted carpet, smooth ceiling, radiator.

SITTING ROOM/PLAYROOM 9'7 x 9' (2.92m x 2.74m)
Double glazed double doors and matching full height panels to rear garden, fitted carpet, smooth ceiling, radiator.

FIRST FLOOR
FIRST FLOOR LANDING
Double glazed window to side, fitted carpet, loft access, built in airing cupboard housing Intergas combination boiler (not tested by Agent).

MASTER BEDROOM 13'6 x 12'8 (4.11m x 3.86m)
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, fitted corner wardrobes, radiator.

BEDROOM TWO 11'6 x 8'5 (3.51m x 2.57m)
Double glazed window to front, fitted carpet, fitted wardrobe, radiator.

BEDROOM THREE 10'4 x 8'5 (3.15m x 2.57m)
Double glazed window to front, fitted carpet, fitted wardrobe, radiator.

BATHROOM
Modern white suite comprising low level WC, concealed system and work top with inset wash hand basin and P shaped bath with shower over. Double glazed window to rear, tiled flooring, part tiled walls, coved ceiling, chrome heated towel rail.

OUTSIDE FRONT
Hardstanding area to the front of the Garage providing off road parking, gravel stone bed with laurel hedgerows, exterior lighting, access to the Garage/Storage, gated access to rear.

OUTSIDE REAR
Wonderful family friendly South West facing rear garden with large patio area, lawn area with retaining panel fencing, timber shed, gated access to front.

GARAGE/STORAGE 10'2 x 7'9 (3.10m x 2.36m)
The garage has been partitioned to create a generous storage area to the front of the garage with an access door leading to the new utility room at the rear of the garage.

IMPORTANT INFORMATION
Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.