



7. White Elm Road, Bicknacre , Essex CM3 4LU  
Asking price £475,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming village of Bicknacre, this beautifully presented semi-detached house on White Elm Road offers a delightful blend of comfort and convenience. Spanning an impressive 876 square feet, the property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two well-appointed bedrooms and a modern bathroom, this residence is ideal for small families or couples seeking a peaceful retreat.

One of the standout features of this home is the generous garden, measuring approximately 100 feet, which provides ample space for outdoor activities and relaxation. The garden is particularly appealing to animal lovers, as it is surrounded by fields and trails, offering plenty of opportunities for walks and exploration.

Parking is a breeze with space for up to five vehicles, ensuring that you and your guests will never be short of room. The property is set back from the roadside, providing a sense of privacy while still being conveniently located within walking distance of local shops.

#### Lobby

Lounge 15'1" x 11'6" (4.60m x 3.51m)

Kitchen 15'5" x 6'9" (4.70m x 2.08m)

Orangery 11'10" x 7'6" (3.61m x 2.29m)

WC 4'1" x 2'3" (1.27m x 0.71m)

Store/Utility Area 6'7" x 2'3" (2.01m x 0.71m)

#### Landing

Bedroom 1 15'1" x 9'10" (4.60m x 3.02m)

Bedroom 2 9'10" x 9'6" (3.02m x 2.90m)

Bathroom 7'1" x 7'6" (2.16m x 2.29m)

Garage 13'10" x 6'7" (4.22m x 2.03m)

Studio 6'7" x 6'7" (2.03m x 2.03m)

#### Agents Notes, Money Laundering & Referrals

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.

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.

