



**Wickham Bishops**  
**£835,000**  
**4-bed end terraced house**

## Grange Road

Situated in the highly sought after village of Wickham Bishops is this exceptional four double bedroom family home which has been beautifully remodelled by the current sellers during their ownership. Inside, you are instantly aware just how impeccable the finish is throughout with a high end specification to match. If you are looking for a country property which has been designed for modern day family living and entertaining alike this really is a must see. There are four reception spaces, four double bedrooms and two bath/shower rooms.

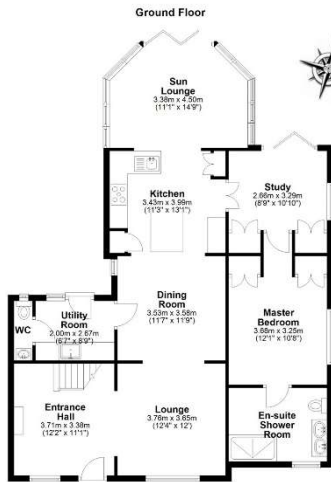
Outside, there is a 100ft plus garden with a wonderful backdrop, a superb garden bar and separate garden/games room perfect for family gatherings and hosting guests. As well as plenty of outdoor storage. To the front of the property there is a driveway providing off road parking for multiple vehicles including a carport.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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## Floor Plans



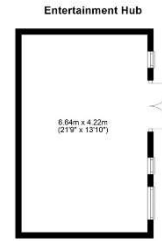
APPROX INTERNAL FLOOR AREA  
111 SQ M 1193 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING OUTBUILDINGS)  
161 SQ M 1733 SQ FT  
This plan is for layout guidance only and is  
NOT TO SCALE  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
50 SQ M 540 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING OUTBUILDINGS)  
161 SQ M 1733 SQ FT  
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TOTAL APPROX INTERNAL FLOOR AREA  
28 SQ M 301 SQ FT  
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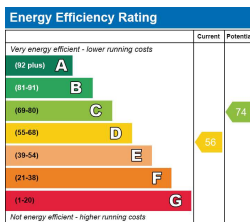
TOTAL APPROX INTERNAL FLOOR AREA  
12 SQ M 129 SQ FT  
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## Features

- 1,733 sqft of accommodation
- Four double bedrooms
- Four formal reception areas
- Rear garden in excess of 100ft
- Fronting and backing fields
- Large garden/games room with air conditioning
- Air conditioned garden bar perfect for entertaining
- Versatile living accommodation
- Driveway parking for several vehicles including carport
- High end specification throughout

## EPC Rating



Tenure: Freehold

Council Tax: Band E is the council tax band for this property with an annual amount of £2,779.82.

Services: Oil fired central heating, electric, mains water and drainage.

Agents note: We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, to advise you that the vendor is a 'connected person' defined by the act.

## The Nitty Gritty (Arsenal Edition)

As an integral part of the Arsenal community, we've got to know the best professionals for the job. Like the vision of Martin Ødegaard, the reliability of Declan Rice and the consistency of Bukayo Saka, we believe the professionals we recommend can help make your property journey as smooth as possible.

If we recommend one to you, it will be in good faith. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee of up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase, there is an administration charge of £36 including VAT per person (non-refundable) to complete our Anti-Money Laundering Identity checks.

