



Thrift Wood, Chelmsford, CM3 4HT
£480,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Exceptionally presented three bedroom detached family home, originally constructed as a four bedroom property and reconfigured by the current owners to create a walk in dressing room to the master bedroom and a larger family bathroom. The property is positioned within a sought after turning in the popular village of Bicknacre.

The accommodation includes a modern white gloss fitted kitchen, a spacious dining room and lounge, and three generous double bedrooms, with the master bedroom benefiting from a walk in dressing room. A well appointed and enlarged family bathroom completes the first floor.

The garage has been partially converted to provide a useful part garage/utility room, whilst retaining front storage space. Externally, the property features a pleasant and unoverlooked rear garden, ideal for family use and entertaining. Energy rating C.



FIRST FLOOR

Landing

Master Bedroom 15' x 8'1 (4.57m x 2.46m)

Dressing Room 8'8 x 6'1 (2.64m x 1.85m)

Bedroom Two 11'8 x 11'1 (3.56m x 3.38m)

Bedroom Three 12'1 x 7'8 (3.68m x 2.34m)

Bathroom 12' x 8'8 > 5'7 (3.66m x 2.64m > 1.70m)

GROUND FLOOR

Porch

Entrance Hall

Cloakroom

Lounge 17'10 x 11'5 (5.44m x 3.48m)

Dining Room 13'11 x 8'10 (4.24m x 2.69m)

Kitchen 12'1 x 8'9 (3.68m x 2.67m)

EXTERIOR

Utility Area 9'5 x 8'7 (2.87m x 2.62m)

Front of Garage (Storage)

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.

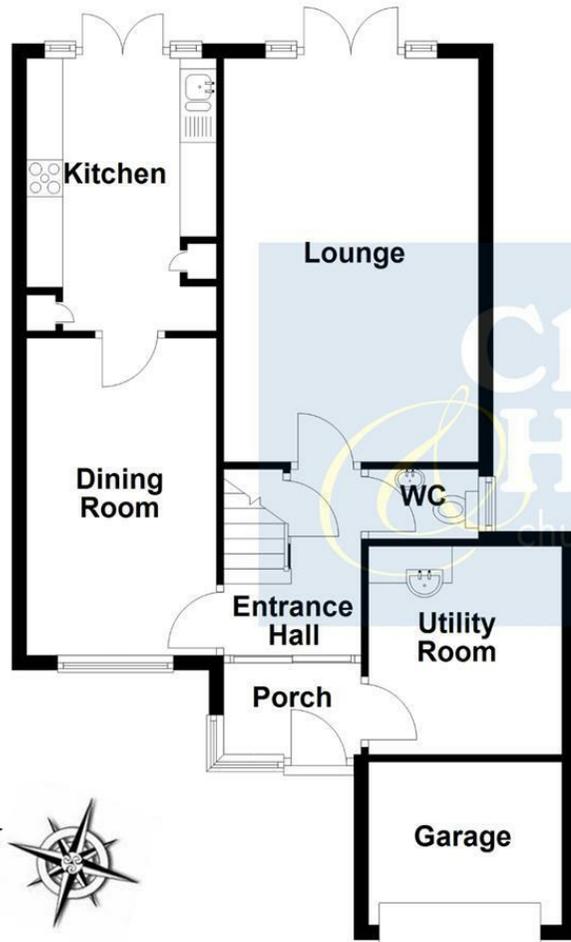
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.

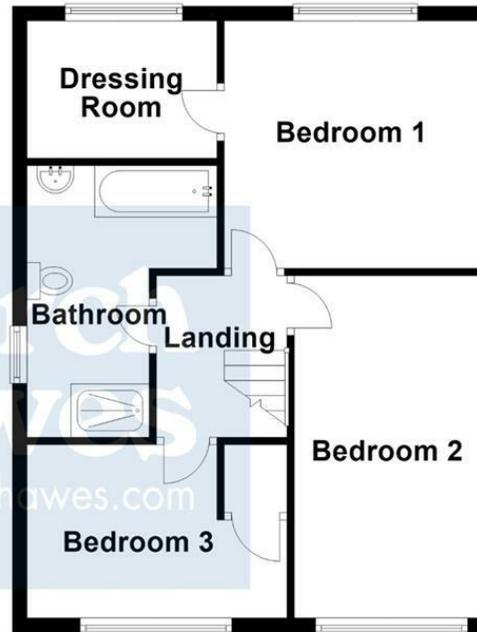




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
 MAIN HOUSE 108 SQ M 1172 SQ FT
 GARAGE 7 SQ M 66 SQ FT
 TOTAL 115 SQ M 1238 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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