



12 Deerhurst Chase, Bicknacre, Essex CM3 4XG
Guide price £375,000

GUIDE PRICE £375,000 - £385,000, EXTENDED FAMILY HOME IN QUIET OFF ROAD SETTING..... This three bedroom family home is offered in fantastic decorative order, with an extended large lounge diner offering skylights and large doors overlooking the garden, and doorway to the study. To the front of the house is the modern kitchen with a range of recently renewed integrated appliances and a ground floor W.C. To the first floor are the three bedrooms and a family bathroom. Externally is a low maintenance rear garden, whilst to the front of the property are two allocated parking spaces and driveway and being nestled in an off road position there is also further space for an extra car and an electric car charger. Offering simple walking routes to the village centre, parks, nature reserves and bus routes to nearby villages and towns. The village also offers a fantastic local primary school and there are bus services to nearby secondary schools. Energy rating C

FIRST FLOOR

Bedroom One 13'10" x 8'4" (4.22 x 2.56)

Bedroom Two 8'5" x 8'0" (2.57 x 2.46)

Bedroom Three 8'0" x 5'2" (2.46 x 1.60)

Family Bathroom 5'5" x 5'2" (1.66 x 1.59)

Landing

GROUND FLOOR

Entrance Hall

Ground Floor W.C

Kitchen 10'8" x 11'5" mx (3.27 x 3.48 mx)

Lounge Diner 19'2" x 13'9" (5.85 x 4.21)

Study 15'6" x 7'2" (4.73 x 2.19)

EXTERIOR

Enclosed Rear Garden

Front Parking Area

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.

