



1 Hillview, Bicknacre , Essex CM3 4HU  
£400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in a popular turning within the sought-after village of Bicknacre, this three/four bedroom detached home offers an excellent opportunity for a buyer to finish an ongoing renovation project and create a superb family home.

The property had already undergone a programme of improvement by the current owner, however some works remain, giving purchasers the chance to add their own style and specification.

To the ground floor, the accommodation includes a spacious lounge, a modern kitchen with quality integrated appliances and adjoining dining area, separate study and a useful snug/games room or potential fourth bedroom. In addition there is a utility room, WC and access to a part garage/boiler room, offering excellent practicality and storage options.

## FIRST FLOOR

### Landing

Bedroom 12'1 x 9'3 (3.68m x 2.82m)

Bedroom 11'10 x 10'1 (3.61m x 3.07m)

Bedroom 9'2 x 8'5 (2.79m x 2.57m)

### Bathroom

## GROUND FLOOR

### Entrance Hall

### Cloakroom

Lounge 17'10 x 16'7 (5.44m x 5.05m )

Office 8'11 x 7'1 (2.72m x 2.16m)

Kitchen/Dining Room (L-Shaped) 20'8 > 10'6 x 17'11 (6.30m > 3.20m x 5.46m )

Front of Garage/Boiler Room 7'10 x 5'11 (2.39m x 1.80m )

Games Room/ Potential Fourth Bedroom 12'5 x 7'8 (3.78m x 2.34m)

Utility Room 7'8 x 6'11 (2.34m x 2.11m)

## EXTERIOR

### Rear Garden

### Front/Driveway

### 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.

