



28 Lyndhurst Drive, Bicknacre , Essex CM3 4XL
£235,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN... Refurbished one bedroom freehold home with a delightful garden and allocated parking, conveniently situated in Bicknacre within easy reach of the village centre. The property has been improved by the current owner and features replacement windows and door, a refitted kitchen and bathroom, an updated heating system, and various decorative improvements throughout. The village offers a range of amenities including shops, a primary school, public houses, and bus services. Energy rating TBC.

FIRST FLOOR

Bedroom Area 15'6 x 9'7 (4.72m x 2.92m)

Bathroom 6' x 5'4 (1.83m x 1.63m)

GROUND FLOOR

Living & Kitchen Area 15'6 x 13'5 (4.72m x 4.09m)

EXTERNAL

Garden

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.

FLOORPLAN TO FOLLOW