



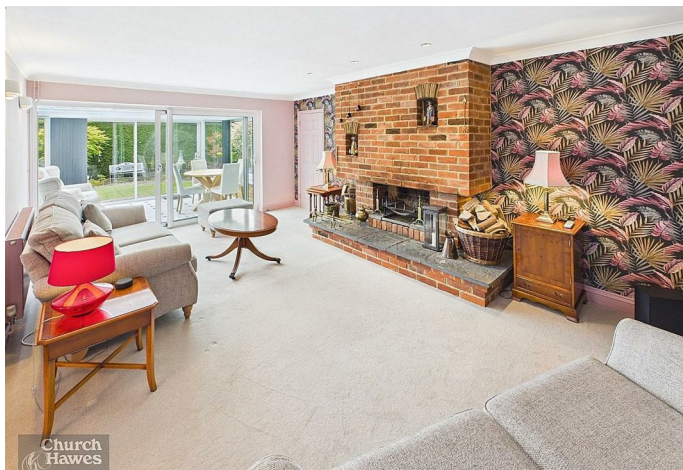
Westerings, Purleigh , Essex CM3 6PG
£600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

MUCH LARGER THAN IT LOOKS! Set within a small and exclusive turning of just a handful of detached homes, this substantial four bedroom detached bungalow offers an impressive amount of accommodation, a double garage, secluded southerly facing rear garden and considerable potential for further enlargement.



Deceptive from its external appearance, the property really does need to be viewed internally to appreciate the space and versatility on offer. The generous accommodation includes four well-proportioned bedrooms, two bathrooms, an exceptionally large living room, fully fitted kitchen, separate utility room and a bright conservatory overlooking the rear garden.

Outside, there is ample driveway parking leading to the double garage, while the rear garden enjoys an excellent degree of privacy and provides an ideal space for entertaining and family life.

A particular feature of the property is the exciting potential to create an even larger home. The substantial footprint could lend itself perfectly to a first-floor conversion, while the double garage offers further possibilities for partial or full conversion to create additional living accommodation, a home office, gym or potential annexe, all subject to the necessary planning consents and approvals.

A rare opportunity to acquire an already substantial and versatile home with excellent potential to adapt, extend and improve for the future.

No onward chain.

Location Note

The village of Purleigh is located 4 miles south of Maldon and set within picturesque Essex countryside. For families the area benefits from a number of excellent local schools both in Purleigh (rated 'Outstanding' by Ofsted) and nearby Cold Norton, as well as highly regarded pubs and restaurants. Commuters will find North Fambridge and South Woodham Ferrers stations within driving distance, offering services to London Liverpool Street.

Local amenities include the community run village shop, village hall which hosts a range of activities and the Bell Inn. New Hall Vineyards & Winery are also within the village.

ROOMS & APPROXIMATE SIZES

'L' Shaped Reception Hall 20'2 max x 16'10 max (6.15m max x 5.13m max)

Bedroom 12' x 12' (3.66m x 3.66m)
Fitted wardrobes and matching furniture

Bedroom 12' x 12' (3.66m x 3.66m)
Fitted and built-in wardrobes

Bedroom 11'10 x 9' (3.61m x 2.74m)
Fitted wardrobes

Bedroom 11'4 x 9'7 (3.45m x 2.92m)

Family Bathroom/WC

Shower Room/WC

'L' Shaped Lounge & Dining Room 26' max x 21'10 max (7.92m max x 6.65m max)

Kitchen 12'9 x 7'10 (3.89m x 2.39m)
Modern fitted with appliances, door to exterior.

Utility Room 15' x 5' (4.57m x 1.52m)

Conservatory 14'5 x 9'8 (4.39m x 2.95m)
Modern conservatory with a glass roof and radiator.

EXTERIOR

Front
Brick driveway leading to:

Double Garage 17'9 x 15'3 (5.41m x 4.65m)
The garage lends itself to conversion if desired.

Rear Garden
Southerly facing.

Agents Note
There has recently been a small leak under the bath in the bathroom. At present the bath has been removed.

Agents Notes, Money Laundering & Referrals
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should

satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



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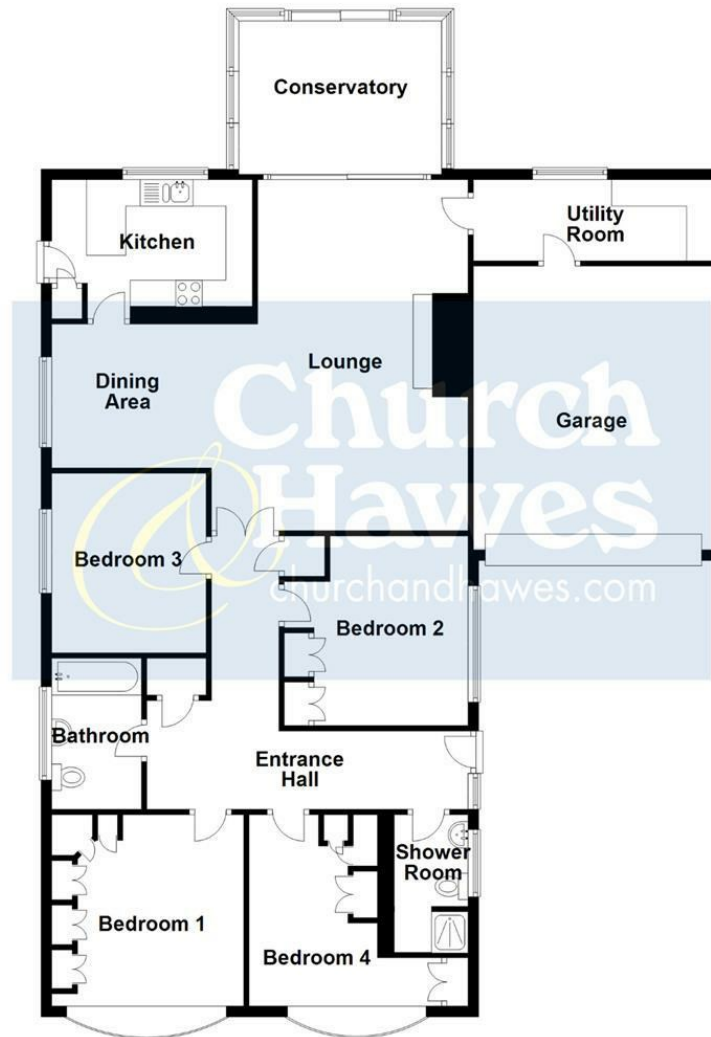
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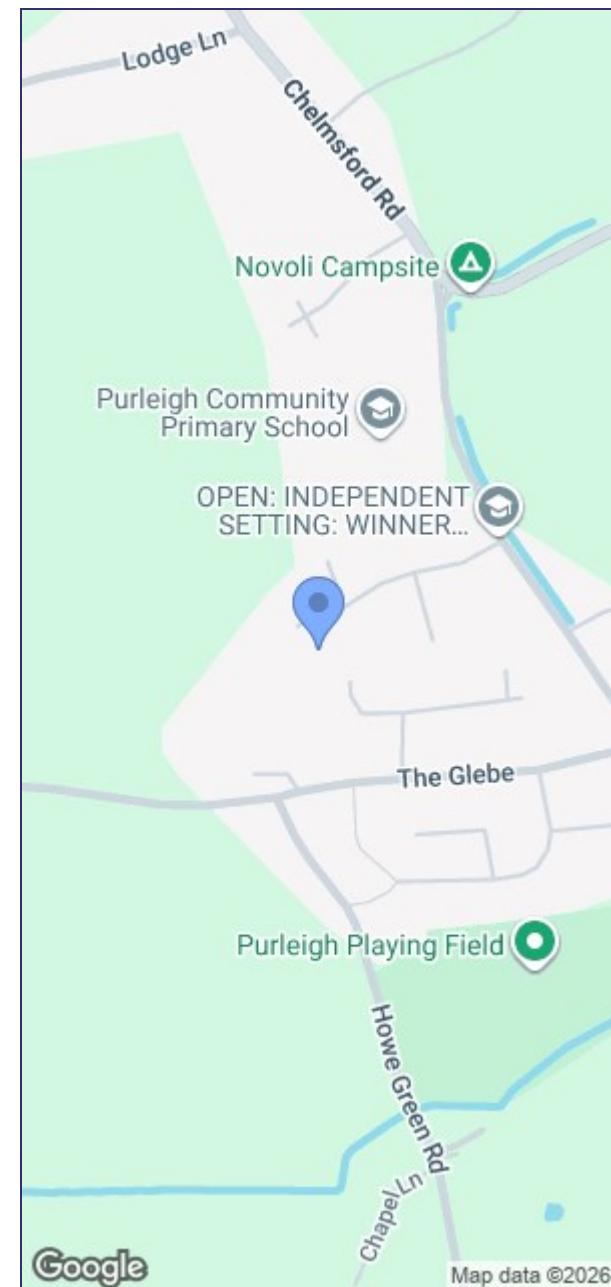


Ground Floor



APPROX INTERNAL FLOOR AREA
169 SQ M 1814 SQ FT
INCLUDING GARAGE

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 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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