

13a Church Road, Wickham Bishops , Essex CM8 3LA  
Price £650,000

**Church & Hawes**

Est. 1977

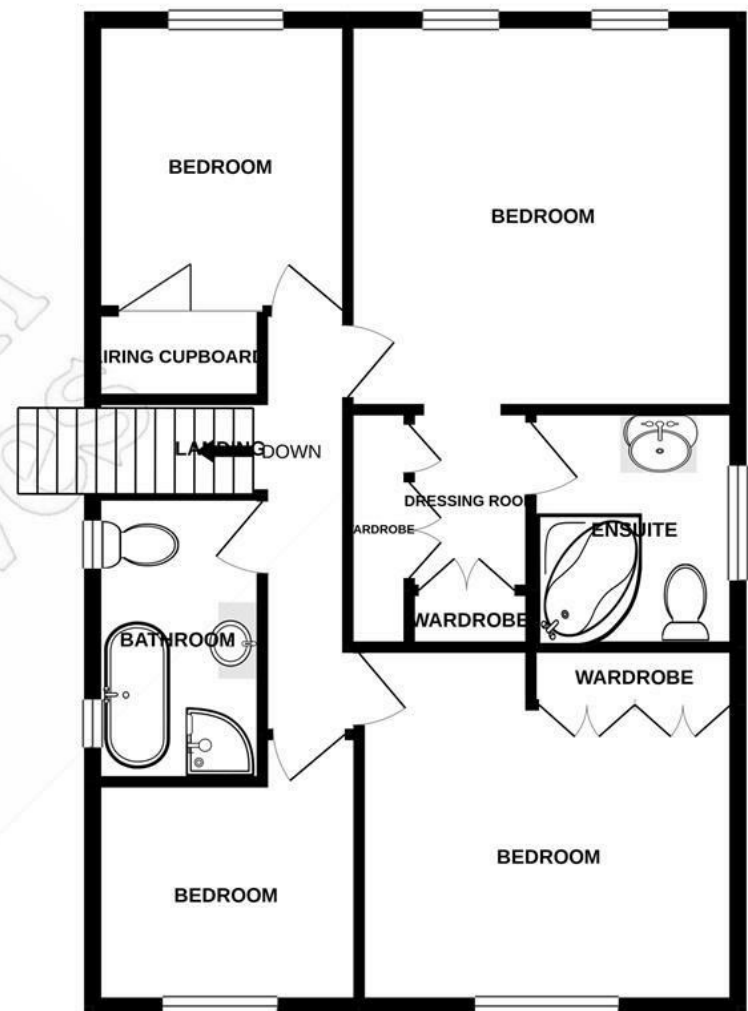
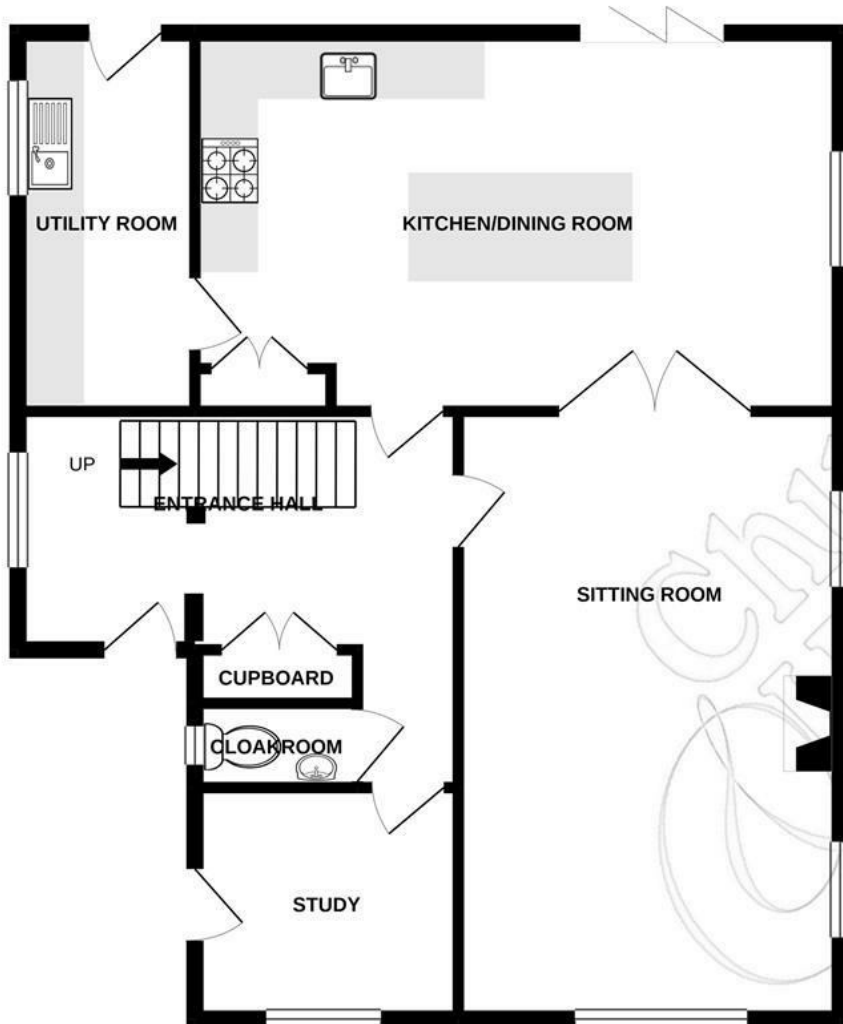
Estate Agents, Valuers, Letting & Management Agents

LOCATED WITHIN THE IDYLIC VILLAGE OF WICKHAM BISHOPS is this substantial, well presented FOUR BEDROOM DETACHED FAMILY HOME. The property is within easy walking distance of the village centre and overlooks Church Green to the front. Internal accommodation comprises Four First Floor Bedroom including an En-Suite and Dressing Room to Bedroom 1 in addition to the Family Bathroom. The extensive Ground Floor of this home features a generous Sitting Room with feature fireplace and multi fuel burner. Further accommodation includes, a Study with independent external access offering fantastic potential to run a business from home. The current seller has created a stunning open plan Kitchen/Dining Room with bifold doors onto the landscaped Garden. The Utility Room is also accessed from the Kitchen Diner at the rear of the property with a further door onto the Garden. The Garden itself measures in excess of 70' and commences with a paved seating area the majority is laid to lawn with a decked area to the rear in "prime position" to catch the sun. The property is set back from the road and affords ample Driveway Parking and a Detached Double Garage.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedroom 13'3 x 13'0 (4.04m x 3.96m)**

Two double glazed windows to rear, radiator.

**Dressing Room 6'2 x 3'8 (1.88m x 1.12m)**

Radiator, range of fitted wardrobes with mirrored doors, door into:

**En-Suite 8'3 x 7'1 (2.51m x 2.16m)**

Obscure double glazed window to side, heated towel rail, wood effect flooring, corner bath with jets and shower above, low level w.c., wash hand basin with mixer tap, tiled to walls.

**Bedroom 13' x 12'4 (3.96m x 3.76m)**

Double glazed window to front, radiator, fitted wardrobe.

**Bedroom 10'6 x 8'9 (3.20m x 2.67m)**

Double glazed window to rear, radiator, double wardrobe housing airing cupboard.

**Bedroom 9'3 x 7'7 (2.82m x 2.31m)**

Double glazed window to front, radiator.

**Bathroom 9'4 x 5'5 (2.84m x 1.65m)**

Obscure double glazed window to side, suite comprising, tiled corner shower, wash hand basin with mixer tap with vanity unit, low level w.c., heated towel rail, tiled to walls.

**Landing**

Access to loft, radiator, stairs down to:

**Entrance Hall**

Double glazed window to side, entrance door to front, radiator, telephone point, double full length storage cupboard, wood effect flooring, doors to further accommodation including:

**Cloakroom 5'8 x 2'8 (1.73m x 0.81m)**

Obscure double glazed window to side, low level

w.c., wash hand basin with mixer tap, tiled walls and wood effect flooring.

**Study 9'6 x 7'9 (2.90m x 2.36m)**

Double glazed window to front, Entrance door to sider, radiator, wood effect flooring.

**Sitting Room 20'8 x 13'0 (6.30m x 3.96m)**

Double glazed window to front, radiator, television point, feature fireplace with multi fuel burner, double doors into:

**Kitchen/Dining Room 22'4 x 12'9 (6.81m x 3.89m)**

Double glazed window to rear, double glazed Bi-fold doors onto garden, range of matching units topped with quartz work surface, range of fitted appliances including electric double oven and four ring hob with extractor with tiled splash back, space for wine cooler, radiator, door into:

**Utility Room 11'9 x 6'3 (3.58m x 1.91m)**

Double glazed window to sider, door to rear, radiator, stainless steel sink set into work surface with tiled splash backs, wood effect flooring, space for American style fridge/freezer, space and plumbing for washing machine and dryer.

**Rear Garden in excess of 70' max (in excess of 21.34m max)**

Commences with paved patio area, with bin storage area to one side, access to front via pathway, remainder mainly laid to lawn with planting borders to sides, timber shed to rear, raised decked area to rear which is a real afternoon sun spot.

**Double Garage**

Door to rear, two up and over doors to front, power and light connected.

**Frontage**

Driveway Parking for several vehicles leading to garage, pathway extending to entrance.

**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 him/herself 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.

