



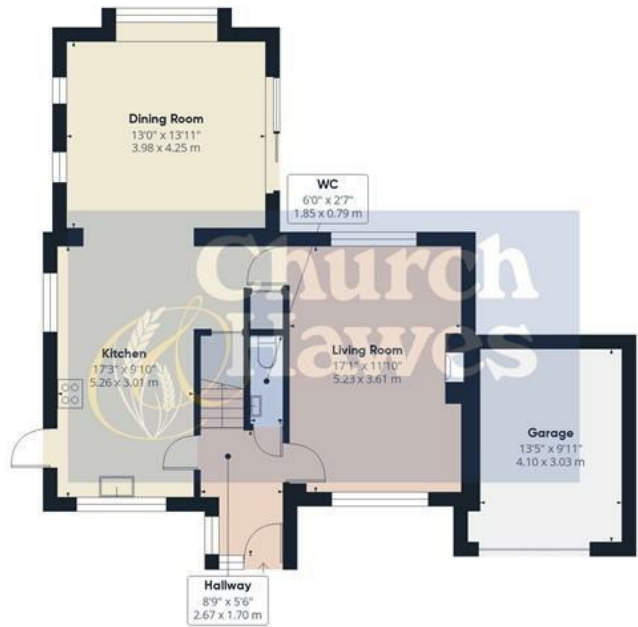
16 Westerings, Purleigh , CM3 6PG
£630,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SITUATED IN THE DESIRABLE VILLAGE OF PURLEIGH and BEING SOLD FOR THE FIRST TIME IN NEARLY 54 YEARS! Is this THREE BEDROOM EXTENDED DETACHED HOUSE. The property sits on a generous plot of 0.15 acre and offers scope of expansion (STPP). The property also features a OPEN PLAN KITCHEN/DINER, separate LOUNGE with a COSY WOOD BURNER. Externally the property benefits from an ATTRACTIVE REAR and FRONT GARDEN, DRIVEWAY PARKING and a GARAGE. The property also has the added advantage of being NO ONWARD CHAIN.



Floor 0



Floor 1

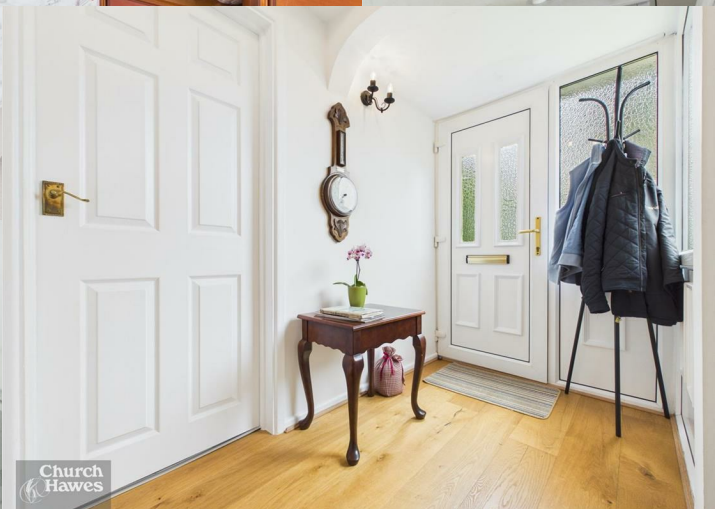
Approximate total area⁽¹⁾
1281 ft²
119 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Entrance Porch

Main entrance door, double glazed side picture window.

Hall

Radiator, stairs to first floor;

Ground Floor WC

Low level WC, hand wash basin, extractor fan.

Lounge 17'1 x 11'10 (5.21m x 3.61m)

Dual aspect double glazed windows to front and rear, fire place with log burning stove and surround, radiator.

Kitchen/Diner 30' x 13'11 max (9.14m x 4.24m max)

Kitchen Area - Range of wall and base units, work top surfaces with stainless steel sink and drainer. Work top mounted hob, integrated eye level oven, built in appliances. Double glazed side door.

Dining Area - Double glazed windows to side and rear, double glazed sliding patio doors leading out to the garden, radiator.

First Floor

Double glazed landing window, loft access.

Bedroom One 17'2 x 9'11 (5.23m x 3.02m)

Double glazed windows to front and back, fitted storage units and wardrobes with matching chest of drawers. Radiator.

Bedroom Two 18'8 x 10'6 (5.69m x 3.20m)

Double glazed window, radiator.

Bedroom Three 10'7 x 6'4 (3.23m x 1.93m)

Double glazed window, radiator.

Shower Room

Corner shower cubicle with wall mounted shower unit, wash basin, low level wc, heated towel radiator, double glazed window.

Outside

Garden

Garden commences with patio seating area, timber storage shed, hidden oil tank, side access. The rest of the garden is laid to lawn with flower beds, mixture of trees and a landscaped walkway with pergola.

Garage

Electric roller shutter door, power and lighting, oil fired boiler.

Frontage

Driveway parking for 2/3 cars

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: TBC
Heating: Oil

Local Information

Nestled within the beautiful Essex countryside, Purleigh is a highly desirable village offering an idyllic semi-rural lifestyle with a strong sense of community. Surrounded by open farmland and scenic country lanes, Purleigh enjoys a peaceful setting whilst remaining conveniently positioned for access to Maldon, Chelmsford, and the wider Essex coastline.

The village is well known for its character properties, traditional village atmosphere, and excellent local amenities, including a well-regarded primary school, village hall, historic church, and popular public houses. Nearby walking routes, bridleways, and countryside views further enhance the appeal for families, professionals, and those seeking a more relaxed pace of life. Combining rural charm with practical accessibility, Purleigh remains one of the area's most sought-after village locations.

Agents Note, 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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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.

