



Braxted Park Road, Great Braxted , Essex CM8 3EL  
O.I.E.O £500,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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This well presented THREE BEDROOM Semi-Detached BUNGALOW is being offered with a plot in excess of 0.4 acres. Internally the property offers a sizeable Master Bedroom with En-suite, generous Bathroom including four piece suite and spacious triple aspect Lounge / Diner overlooking the Garden!! Externally the property boasts Parking for numerous vehicles to front, views of farmland to rear and Decked Area for entertaining guests. The property is fitted with Solar Panels which will be included within the sale. Subject to planning permission the property could potentially benefit from further development. Energy Efficiency Rating C.



**Reception Hall 18'6" x 7'11" (5.64 x 2.41)**

Part patterned double glazed door to front, radiator, double storage cupboard, tiled floor.

**Master Bedroom 18'7" x 15'7" (5.66 x 4.75)**

Double glazed window to front, radiator, mirrored fitted wardrobes, wooden flooring, coved to ceiling.

**En-suite 7'10" x 3'9" (2.39 x 1.14)**

Low level w.c., shower cubicle with electric shower, wash hand basin with mixer tap, heated towel rail, extractor fan, tiled to walls and floor.

**Lounge / Diner 25'10" x 15'5" (7.87 x 4.70)**

Leaded light frosted window to side, trifold double glazed door to rear, double glazed window to side, two radiators, solid wood floor, coved to ceiling.

**Utility Room 8'1" x 7'10" (2.46 x 2.39)**

Double glazed window to rear, double storage cupboard, space and plumbing for washing machine, access to loft, tiled walls, coved to ceiling.

**Cloakroom 4'7" x 2'11" (1.40 x 0.89)**

Low level w.c., wash hand basin with mixer tap, extractor fan, tiled walls and floor, coved to ceiling.

**Garden Room 12'0" x 10'11" (3.66 x 3.33)**

Double glazed doors to rear, double glazed window to side, radiator, tiled-effect flooring, coved to ceiling.

**Kitchen 15'7" x 10'2" (4.75 x 3.10)**

Double glazed window to front, ceramic drainer unit with mixer tap, range of wall and base units, space for cooker with extractor above, integral dishwasher and fridge / freezer, centre island unit, part tiled walls, tiled floor.

**Inner Hallway 13'8" x 4'9" (4.17 x 1.45)**

Double glazed window to front, radiator, double storage cupboard, access to loft, coved to ceiling.

**Bathroom 10'4" x 10'2" (3.15 x 3.10)**

Double glazed window to rear, low level w.c., corner bath with mixer tap, corner shower cubicle, wash hand basin with mixer tap and storage below, heated towel rail, fully tiled walls and floor.

**Bedroom 12'8" x 10'9" (3.86 x 3.28)**

Double glazed window to rear, radiator, coved to ceiling.

**Bedroom 12'5" x 11'5" (3.78 x 3.48)**

Double glazed window to front, radiator, wood-effect flooring, coved to ceiling.

**Rear Garden**

In excess of 0.4 acres, mainly laid to lawn, paved patio area, decked area to side overlooking feature fish pond ideal for entertaining guests. Storage shed to rear of property, detached single garage situated within storage area to side of property (not currently accessible by car). Property is equipped with 16 solar panels attached on the rear side which will be included within the sale.

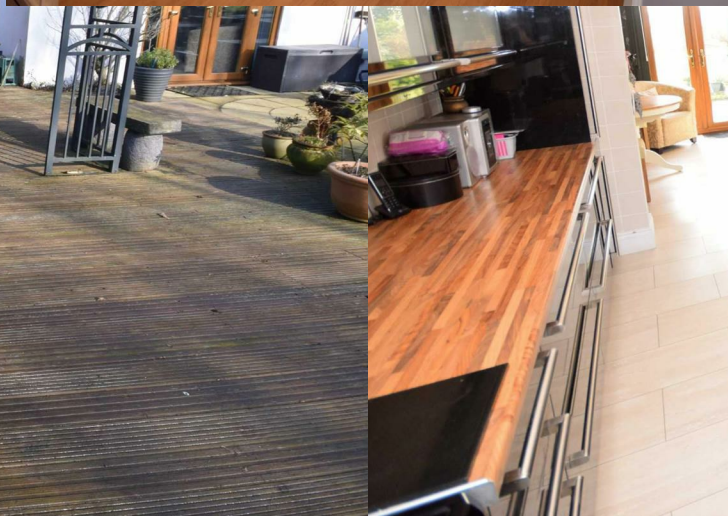
**Frontage**

Shingle driveway with off road parking for numerous vehicles, side access to rear garden via storage area, low level hedging to front boundary and a range of planting areas.

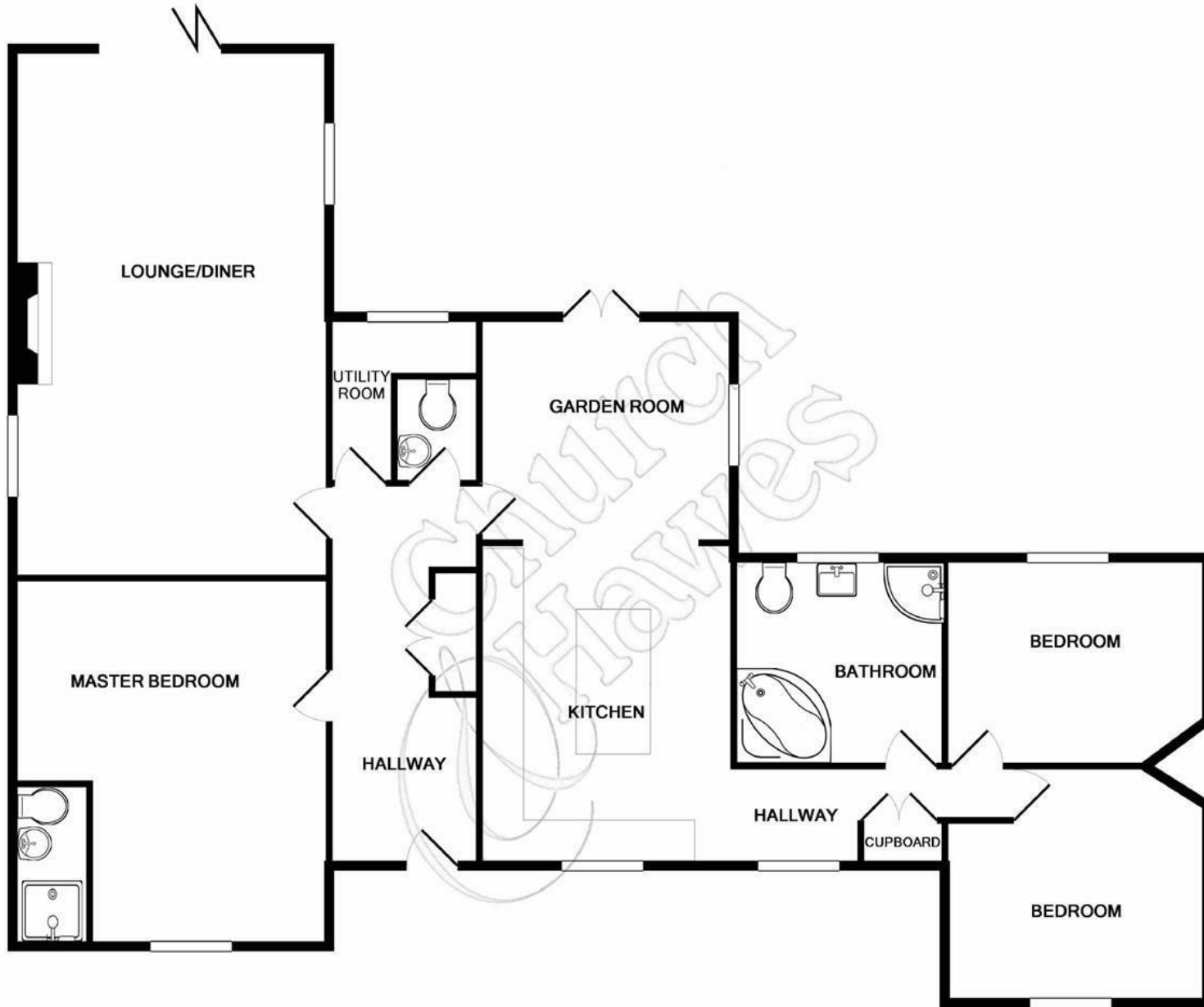
**Agent's Notes**

\* The Farmland Views displayed are from the Rear of the Garden.

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.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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