



Byron Drive, Wickham Bishops , Essex CM8 3ND
Price £875,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED CLOSE TO THE CENTRE OF THE IDYLIC VILLAGE OF WICKHAM BISHOPS IS THIS ESTABLISHED FOUR BEDROOM DETACHED HOME. The property affords four first floor bedrooms with En-Suite to Bedroom 1 and a Family Bathroom with Bedroom 3 benefiting from a balcony overlooking the stunning well stocked south facing Garden. The Ground Floor of this substantial home features a Reception Rooms in the form of a Sitting Room with views over the Garden, Dining Room and Breakfast Room which is open plan to the Kitchen. Further Ground Floor accommodation comprises an Entrance Hall providing access to the integral Double Garage and Cloakroom. Externally the property offers ample Driveway Parking with potential to extend this further to the front and a South Facing Garden measuring approx. 125'. Council Tax Band: F, EPC: TBC.



Bedroom 1 15'1 x 11'5 plus fitted wardrobes (4.60m x 3.48m plus fitted wardrobes)

Double glazed window to front, radiator, fitted wardrobes with sliding mirrored doors, door to:

En-Suite 6' x 5'7 (1.83m x 1.70m)

Obscure double glazed window, low level w.c., shower unit with rainfall shower and further shower attachment, wash hand basin with mixer tap and vanity unit, mist free mirror, wood effect flooring.

Bedroom 14' x 13'4 (4.27m x 4.06m)

Double glazed window to front and side, radiator, fitted storage.

Bedroom 13' x 9'8 (3.96m x 2.95m)

Sliding door to Balcony, radiator, television point.

Balcony

Tiled to floor, glazed safety screen views over garden.

Bedroom 11' x 6'6 (3.35m x 1.98m)

Double glazed window to rear, radiator, fitted storage.

Bathroom 9'2 x 6'7 (2.79m x 2.01m)

Obscure double glazed window to rear, pedestal wash hand basin, tiled corner shower, panelled bath with central mixer tap, low level w.c., radiator, tiled to walls and floor.

Landing

Stairs down to:

Dining Room 18'8 x 17'1 (5.69m x 5.21m)

Square bay double glazed window to front, radiator, coved to ceiling, doors to further accommodation including:

Sitting Room 22'5 x 10' max (6.83m x 3.05m max)

Double glazed sliding door to rear, feature fireplace with gas fire, television point.

Entrance Hall

Part double glazed entrance door, radiator.

Cloakroom

Low level w.c., wash hand basin, storage cuboards, extractor fan.

Kitchen 13'2 x 9'0 (4.01m x 2.74m)

Double glazed window to rear, five ring gas hob with extractor fan set into work surface, integrated microwave and oven, integrated dishwasher, 1 1/2 bowl sink drainer unit with mixer tap, tiled floor, open plan to:

Breakfast Room 10'11 x 7'11 (3.33m x 2.41m)

Double glazed window to side, and rear, tiled floor.

Rear Porch 10' x 4'3 (3.05m x 1.30m)

Double glazed window to rear, door to side to garden.

Double Garage 19'10 x 16'9 (6.05m x 5.11m)

Two up and over doors to front, double glazed window to side, power and light connected.

Rear Garden approx 125' (approx 38.10m)

Paved patio with feature fish pond, outside tap, access to front via gate, storage area to other side, block paved path extending to rear, mainly laid to lawn with established planting borders, greenhouse, substantial timber workshop to rear with power and light connected.

Frontage

Block paved driveway leading to frontage and entrance, lawned area with a range of established shrubs leading to front boundary.

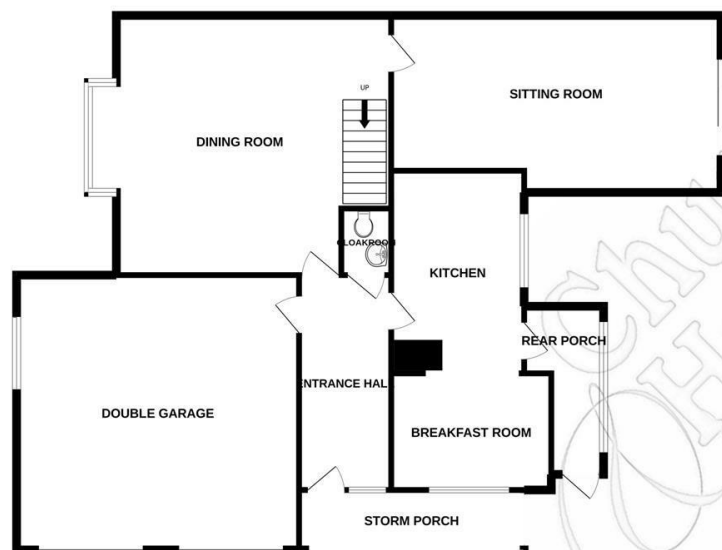
Agents Note

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.





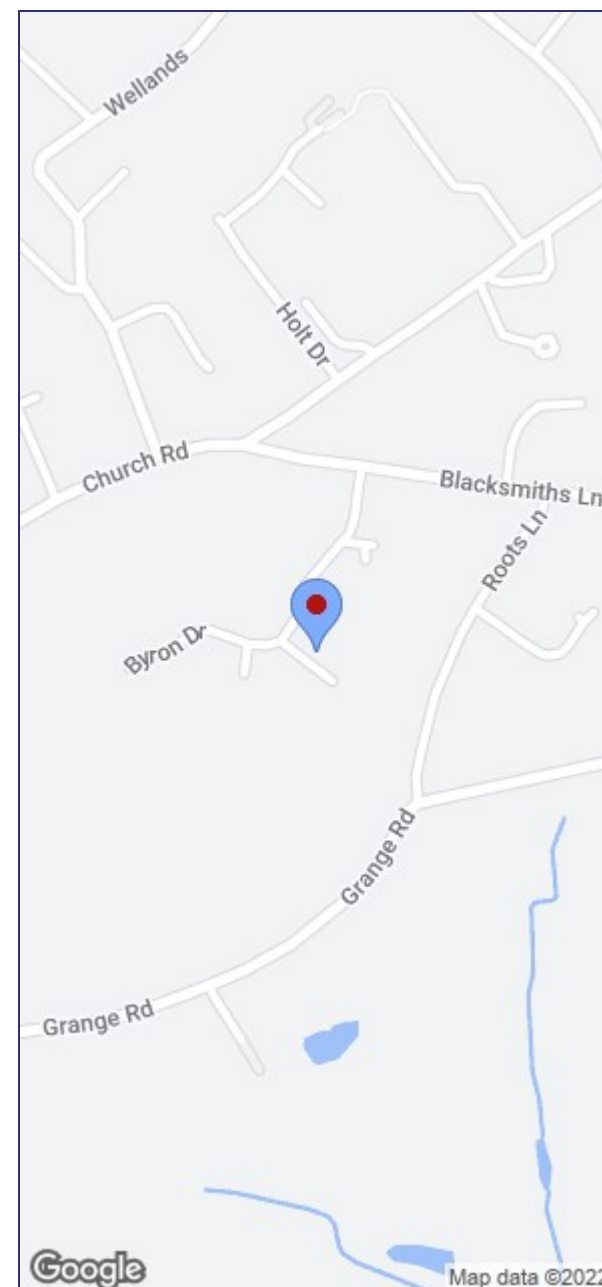
GROUND FLOOR



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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