



Romney Gt Totham Road, Witham , Essex CM8 3NP  
O.I.R.O £500,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents



FOR SALE WITH NO ONWARD CHAIN IS THIS WELL PROPORTIONED THREE BEDROOM DETACHED BUNGALOW WITH A DOUBLE GARAGE! Located close to the centre of the highly desirable village of Wickham Bishops, this property comprises, Three Bedrooms, a Family Bathroom and Cloakroom. There are two generous Reception Areas in the form of the dual aspect Sitting Room and the Garden Room. The remainder of the Bungalow is made up by a Kitchen/Diner. Externally, the property boasts a South Westerly facing Garden, ample Parking on the Driveway which accesses the Double Garage. Keys held for viewing. Council Tax: E. EPC: D.

**Entrance Hall**  
Part obscure double glazed door to side, radiator, coved to ceiling, access to airing cupboard, doors to further accommodation including:

**Cloakroom**  
Leaded light obscure glazed window to front, low level w.c., wash hand basin with tiled splash backs.

**Sitting Room 20'5 max x 13'8 max (6.22m max x 4.17m max)**  
Double glazed windows to side and rear, feature brick fireplace, two radiators, coved to ceilingf, sliding double glazed door into:

**Garden Room 12'5 x 8'7 (3.78m x 2.62m)**  
Double glazed windows to side and rear, double glazed double doors to rear.

**Bedroom 9'3 x 7'6 (2.82m x 2.29m )**  
Leaded light double glazed window to front, radiator, coved to ceiling.

**Bedroom 12'6 x 8'9 (3.81m x 2.67m)**  
Leaded light window to front, radiator, fitted double wardrobe, coved to ceiling.

**Inner Hall**  
Radiator, access to loft, full length storage cupboard, door into:

**Bathroom 8'6 max x 6'5 max (2.59m max x 1.96m max)**  
Obscure double glazed window to side, low level w.c., pedestal wash hand basin with tiled splash backs, accessible bath with shower mixer tap, part tiled to walls.

**Bedroom 13'6 x 11'9 (4.11m x 3.58m)**  
Double glazed window to rear, obscure double glazed window to side, radiator, two double wardrobes, coved to ceiling.

**Kitchen/Diner**  
Range of matching units, space and plumbing for washing machine and

slimline dishwasher, stainless steel sink/drainer unit with mixer tap set into roll edge work surface, double oven, wood effect flooring, low level oil fired boiler.

**Rear Garden**  
Block paved seating area, leading to area of lawn, range of planting borders, fences to boundaries, side access housing oil tank.

**Frontage**  
Shingle driveway with lawned area to one side, access to entrance and:

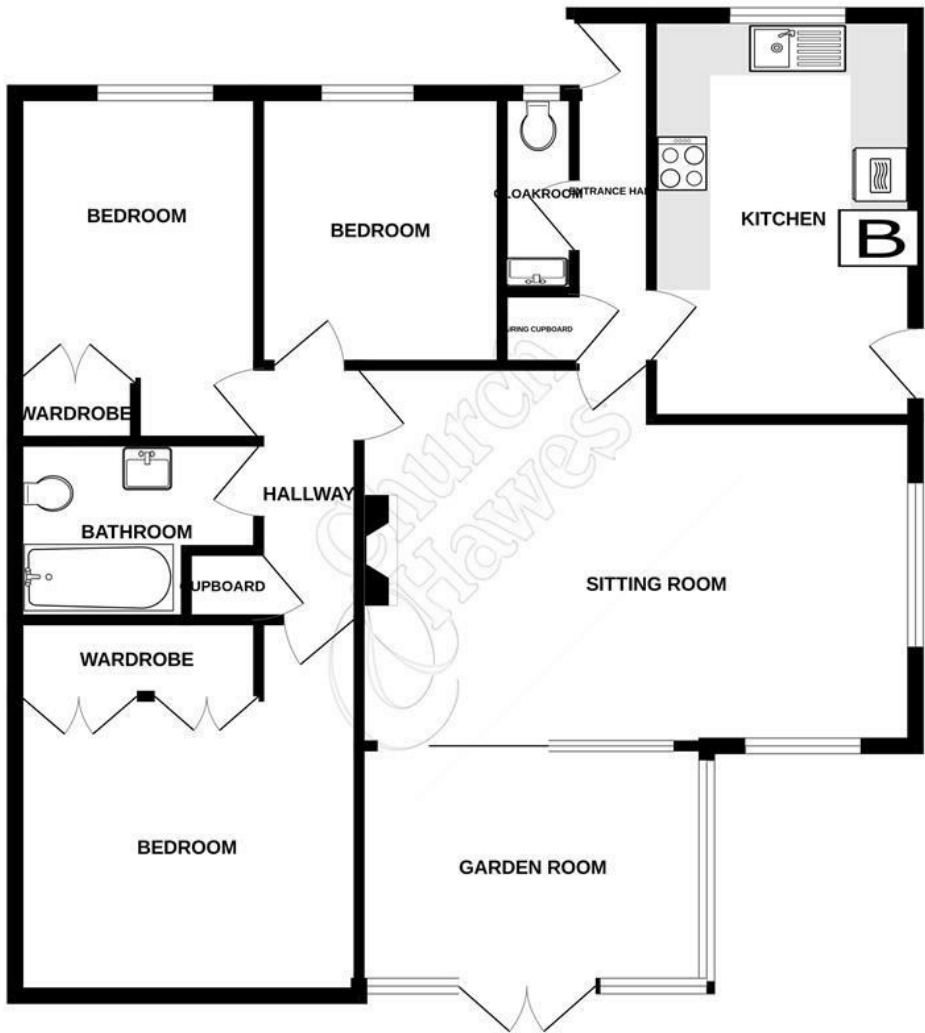
**Detached Double Garage**  
Power and light connected, electric door, double glazed door.

**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.

**Agents Notes**  
We have been informed that the property had been repaired due to movement caused by surrounding trees. Please contact us for further information. Also consult your legal representative when considering this home.



GROUND 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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