



## 26 Wellands, Wickham Bishops, Essex CM8 3NF Price £550,000

A WELL PROPORTIONED DETACHED HOME LOCATED IN THE DELIGHTFUL VILLAGE OF WICKHAM BISHOPS. This property offers huge potential to improve with vast and diverse accommodation. Currently the property is arranged to comprise Four bedrooms one benefiting from En-suite in addition to the Family Bathroom. The property also offers open plan Sitting Room/Dining Room, Garden Room and Spacious Kitchen with separate Utility. Externally there is a well stocked Rear Garden approaching 100'. There is Driveway Parking to to the front and side for numerous vehicles which leads to the detached Garage. There is also potential to extend subject to planning permission. Energy Efficiency Rating: F. Council Tax Band: E.





**Bedroom 13'5 x 12'8 (4.09m x 3.86m)**

Double glazed window to rear, radiator, storage cupboard, far reaching views.

**Bedroom 16' x 9'3 (4.88m x 2.82m)**

Double glazed window to front, radiator, storage cupboard.

**Bathroom 7'8 x 6'10 (2.34m x 2.08m)**

Obscure double glazed window to side, radiator, low level w.c., panelled bath with shower above, wash hand basin, door to large airing cupboard, part tiled walls.

**Landing**

Stairs down to ground floor.

**Porch**

Double doors to front.

**Entrance Hall**

Double doors to front.

**Lounge 17'4 x 11'11 (5.28m x 3.63m)**

Double glazed windows to side and rear, radiator, feature fireplace, coved to ceiling.

**Dining Room 12'1 x 11'10 (3.68m x 3.61m)**

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

**Bedroom/Study 9'4 x 8'6 (2.84m x 2.59m)**

window to front, radiator, coved to ceiling.

**Bedroom 15'2 x 11'10 (4.62m x 3.61m)**

Double glazed window to side, radiator, storage cupboard, coved to ceiling.

**En-suite 6'2 x 5'11 (1.88m x 1.80m)**

Obscure double glazed window to side, radiator, low level w.c., wash hand basin set into unit, tiled splashback, shower cubicle, tiled walls.

**Kitchen 15'9 x 9'8 (4.80m x 2.95m)**

Glazed window to rear, radiator, range of base and wall units with tiled splashbacks, single drainer sink unit, built-in hob with extractor hood above, integrated electric oven, space and plumbing for dishwasher, space for fridge.

**Utility 6' x 4'10 (1.83m x 1.47m)**

Obscure double glazed window to side, radiator, space and plumbing for washing machine, space and plumbing for tumble dryer, space for fridge freezer, storage cupboard.

**Garden Room 12' x 9'7 (3.66m x 2.92m)**

Double glazed windows to side and rear, double glazed door to rear, fan light.

**Rear Garden**

Mainly laid to lawn with shrubs, flowers and mature trees throughout. A stepped patio area for entertaining friends and family as well as a Greenhouse.

**Garage**

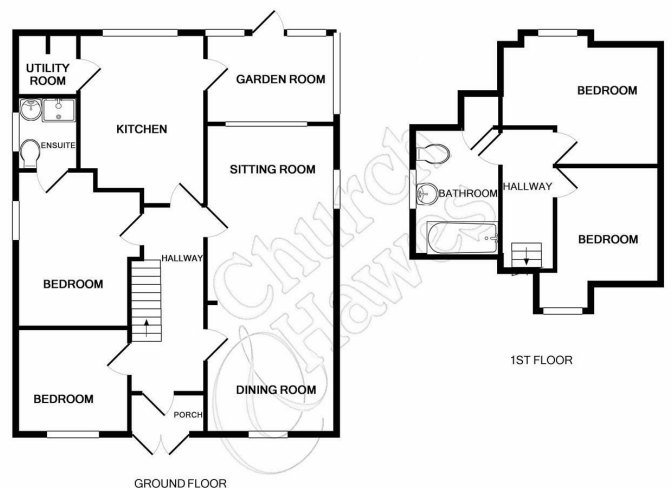
Up and over door, window to side.

**Frontage**

Driveway parking for numerous vehicles to front and side with a lawned area to front.

**Agents Notes**

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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