



Kelvedon Road, Wickham Bishops , CM8 3NA
£525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

THIS EXTENDED HOME WITHIN WALKING DISTANCE OF WICKHAM BISHOPS VILLAGE CENTRE SIMPLY MUST BE VIEWED. The property currently comprises Three First Floor Bedrooms with En-Suite and Family Bathroom. The extended Ground Floor includes a refitted Kitchen and three reception areas in the form of a Dual Aspect Sitting Room in addition to the Open Plan Lounge/Dining Room both featuring exposed beams and fireplaces. The Lounge also benefits from Bifold doors to the rear which allow access into the Private South Facing Rear Garden (which at its longest point measures approximately 70'). The property affords ample Parking to the rear with it's Driveway being accessible from Handleys Lane.

The property is also within the catchment area for the highly regarded Great Totham School. EPC: E, Council Tax: D.



Bedroom 13' x 12'7 (3.96m x 3.84m)

Leaded light double glazed window to rear, radiator, coved to ceiling, door to:

En-Suite 4'6 x 4'3 (1.37m x 1.30m)

Extractor fan, heated towel rail, low level w.c., tiled corner shower, wash hand basin with mixer tap, part tiled to walls.

Bedroom 14'8 x 10'3 (4.47m x 3.12m)

Leaded light double glazed window to front, radiator.

Bedroom 11'3 x 10'2 (3.43m x 3.10m)

Leaded light double glazed window to front, radiator.

Bathroom 7'9 x 7'3 (2.36m x 2.21m)

Leaded light double glazed window to rear, corner bath, pedestal wash hand basin, low level w.c., tiled floor, heated towel rail.

Landing

Access to loft, stairs down to:

Inner Hall

Double glazed window to side, tiled floor, door to:

Kitchen/Breakfast Room 14'6 x 12'3 (4.42m x 3.73m)

Double glazed double doors to rear double glazed window to side, range of matching units, integrated dishwasher, oven and microwave oven, two warming trays, induction hob and extractor, 1 1/2 bowl sink drainer unit with adjustable mixer tap, tiled floor, door into:

Dining Room 14'6 x 10'11 (4.42m x 3.33m)

Leaded light double glazed window to front, radiator, wood flooring, open plan to Lounge and obscure glazed door into:

Porch

Entrance door to front, tiled floor.

Lounge 13'5 x 10'3 (4.09m x 3.12m)

Leaded light double glazed window to front, bi-fold doors to rear, velux window to ceiling, wood flooring, feature log burner.

Sitting Room 19'2 x 11'2 (5.84m x 3.40m)

Leaded light double glazed windows to front and rear, two radiators, feature exposed brick fireplace with wood burner.

Rear Garden

Hard-standing to rear of Kitchen where the oil tank is located, raised paved seating area to rear of Lounge, mainly laid to lawn with hedging to boundaries, gate to rear to:

Parking Area

(Accessed from Handleys Lane), shingle parking area.

Frontage

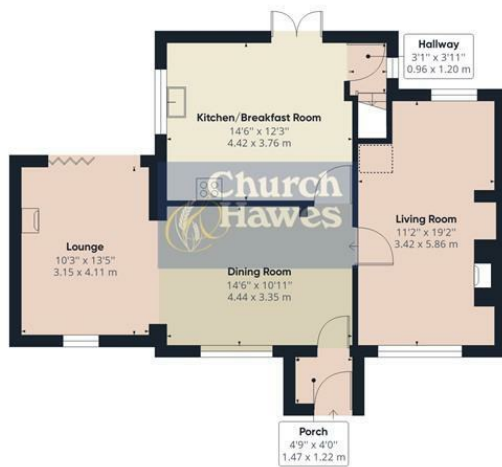
Dwarf brick wall to front boundary, pathway to Entrance.

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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1272.26 ft²
118.20 m²

Reduced headroom

5.60 ft²
0.52 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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