



Poneys, The Street, Wickham Bishops , Essex CM8 3NN  
Price £425,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF WICKHAM BISHOPS IS THIS WELL PRESENTED THREE BEDROOM HOME SIMPLY "MUST" BE VIEWED. To the first floor the property includes Three Bedrooms with En-Suite to Bedroom1 and Family Bathroom. The extensive Ground Floor is accessed from the Entrance Hall and comprises a Cloakroom, Sitting Room and Open Plan Contemporary Living Space featuring, Kitchen, Conservatory and Dining Room. Externally, the property boasts a private Rear Garden which affords access to the Garage and Parking Area.

The property is within reach of the village centre and local amenities including the highly regarded Great Totham School. EPC: D, Council Tax: D.



**Bedroom 13'4 x 10'5 (4.06m x 3.18m)**

Leaded light double glazed window to front, radiator, double wardrobe with sliding door, door into:

**En-Suite 7'1 x 2'10 (2.16m x 0.86m)**

Low level w.c., wash hand basin with tiled splash backs, tiled shower, part tiled to walls, tiled floor.

**Bedroom 15'6 x 7'6 (4.72m x 2.29m)**

Leaded light double glazed window to front and rear, radiator, wood effect flooring.

**Bedroom 9' x 6'9 (2.74m x 2.06m)**

Leaded light double glazed window to rear, radiator, wood effect flooring.

**Bathroom 6'5 x 5'4 (1.96m x 1.63m)**

Obscure leaded light double glazed window to rear, tiled paneled bath, with shower above and shower screen, low level w.c., wash hand basin tiled to walls and floor.

**Landing**

Access to airing cupboard and loft, stairs down to:

**Entrance Hall**

Entrance door to front, radiator, access to Sitting Room and:

**Cloakroom 7'5 x 3'2 (2.26m x 0.97m)**

Obscure leaded light double glazed window to front, radiator, low level w.c., wash hand basin with tiled splash backs, tiled floor, coved to ceiling.

**Sitting Room 15'10 x 10' (4.83m x 3.05m)**

Leaded light double glazed window to front, wood flooring, television point, radiator, door into:

**Kitchen Area 13'5 x 8'11 (4.09m x 2.72m)**

Leaded light double glazed window to rear, leaded light double glazed door to rear, range of matching units, under stairs cupboard, integrated Fridge/Freezer, 1 1/2 bowl sink drainer unit, four ring electric hob with extractor open plan to:

**Contemporary Living Area 23'6 x 7'6 (7.16m x 2.29m)****Dining Area**

Radiator, open plan to:

**Conservatory**

Double glazed windows to rear and sides, double glazed double doors to side, polycarbonate ceiling.

**Rear Garden**

Decked seating area, mainly laid to lawn, fenced and walled boundaries, gate to rear, personal door into:

**Garage**

Up and over door.

**Parking**

Allocated parking area to the rear of the property.

**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<sup>(1)</sup>

968.77 ft<sup>2</sup>  
90.00 m<sup>2</sup>

(1) Excluding balconies and terraces

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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