



Manor Road, Dengie , Essex CM0 7UG
Guide price £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £400,000 TO £425,000 Occupying an enviable plot with a mature and established rear garden measuring in excess of 100' and backing on to open fields, is this spacious and impressive semi-detached family home offering deceptive living accommodation throughout and superb views to both the front and rear over the picturesque Essex countryside. The property has been vastly improved over the years by the present owner with benefits including a newly installed central heating system and replacement double glazing throughout. Current living accommodation on offer commences with an entrance hall leading to a dual aspect living room, kitchen/breakfast room, family bathroom and wonderful 'P' shaped conservatory across the rear looking down the rear garden. The first floor then offers a landing area leading to three well proportioned bedrooms enjoying countryside views. Externally, the property enjoys the aforementioned mature and established rear garden which measures in excess of 100' and is predominantly laid to lawn with an array of outbuildings while the frontage offers driveway parking for numerous vehicles which offers access to a garage. Viewing of this property is strongly advised to fully appreciate not only the impressive plot on which the property sits but also the wonderful potential on offer to possibly extend (stpp) as well as it's idyllic and picturesque setting. Energy Rating E.



FIRST FLOOR:

LANDING:

Double glazed sash window to rear, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 14'9 x 9'9 (4.50m x 2.97m)

Dual aspect room with double glazed sash windows to side and rear, radiator, range of built in wardrobes and dresser unit.

BEDROOM 2: 11'11 x 7'9 (3.63m x 2.36m)

Double glazed sash window to front, radiator.

BEDROOM 3: 8'9 x 6'8 (2.67m x 2.03m)

Double glazed sash window to rear, radiator.

GROUND FLOOR:

ENTRANCE PORCH:

Double glazed entrance door to front, obscure double glazed composite entrance door.

HALLWAY:

Radiator, staircase to first floor, wood floor, doors to:

FAMILY BATHROOM: 7'8 x 5'4 (2.34m x 1.63m)

Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath with antique style mixer tap and shower attachment with glass screen, close coupled wc and pedestal wash hand basin, wall mounted cabinet, tiled floor and walls, extractor fan.

KITCHEN: 12'2 > 8'8 x 11'5 (3.71m > 2.64m x 3.48m)

Part glazed stable door to rear, double glazed windows to side and rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with oven below and extractor over, built in pantry cupboard, space for washing machine and dishwasher, tiled walls and floor, built in under stairs storage cupboard, leading to:

LIVING ROOM: 14'11 x 11'11 (4.55m x 3.63m)

Dual aspect room with double glazed sash windows to front and rear, radiator, wood effect floor.

CONSERVATORY: 17'9 x 12'11 > 6'1 (5.41m x 3.94m > 1.85m)

'P' shaped conservatory with double glazed French style doors to rear and double glazed windows to side and rear, 2 radiators, tiled floor, 2 built in storage cupboards, one of which houses space for fridge/freezer.

EXTERIOR:

REAR GARDEN: in excess of 100' (in excess of 30.48m)

Commencing with a block paved seating area leading to remainder which is predominantly laid to lawn with a variety of planted shrubs and trees throughout as well as a variety of outbuildings including summer house, storage sheds, green house and potting shed, door into side of garage, side access path and gate leading to:-

FRONTAGE:

Partially laid to lawn with planted beds to borders, driveway providing off road parking for several vehicles and access to:-

GARAGE:

Up and over door to front, personal door to side, power and light connected.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band B.

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 themselves 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.

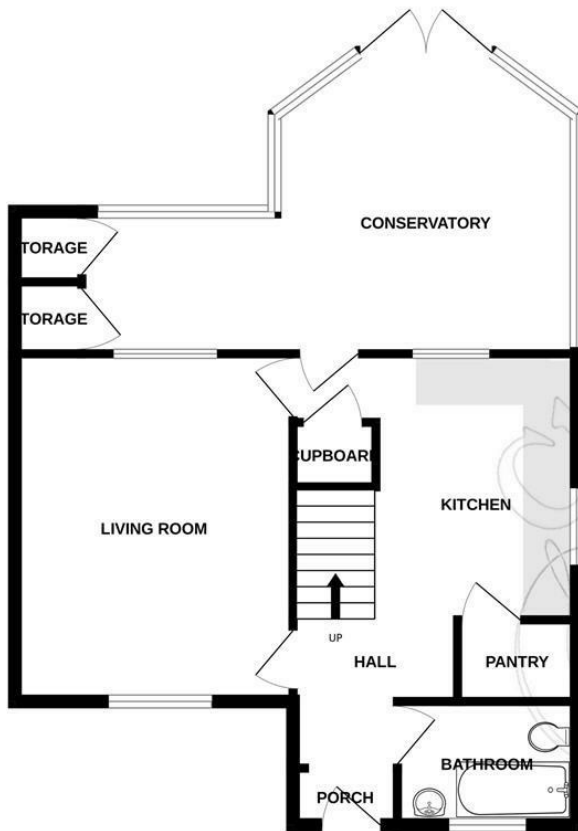
AGENTS NOTE (SOLAR PANELS):

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

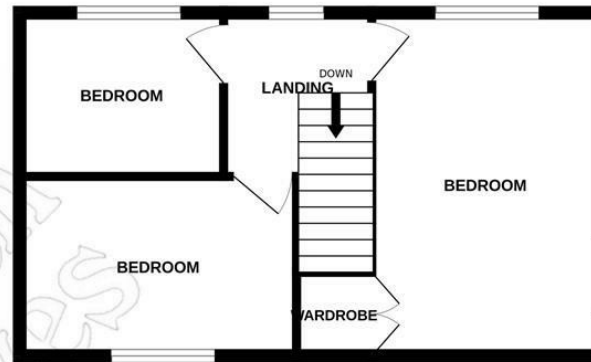




GROUND FLOOR



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.
Made with Metropix ©2025





