



Manor Road, Dengie , Essex CM0 7UG  
Price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Occupying a stunning plot with a mature and established rear garden measuring in excess of 100' and backing on to open fields, is this spacious, improved 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 is stylishly presented throughout with living accommodation commencing with an entrance hall leading to a dual aspect living room, refitted kitchen/diner and family bathroom. 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. 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 D.



**FIRST FLOOR:****LANDING:**

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

**BEDROOM 1: 15' x 9'8 > 8'9 (4.57m x 2.95m > 2.67m)**

Dual aspect room with double glazed windows to side and rear, radiator, airing cupboard housing hot water cylinder, exposed wood floorboards.

**BEDROOM 2: 12' x 7'8 (3.66m x 2.34m )**

Double glazed window to front, radiator, feature cast iron fireplace, exposed wood floorboards.

**BEDROOM 3: 8'11 x 7' (2.72m x 2.13m )**

Double glazed window to rear, radiator.

**GROUND FLOOR:****ENTRANCE PORCH:**

Obscure double glazed entrance door to front, quarry tiled floor, obscure double glazed entrance door to:

**HALLWAY:**

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

**FAMILY BATHROOM: 7'9 x 5'5 (2.36m x 1.65m )**

Obscure double glazed window to front, radiator, 3 piece suite comprising panelled bath, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, part tiled walls, tiled floor, extractor fan.

**LIVING ROOM: 15' x 11'10 (4.57m x 3.61m )**

Dual aspect room with double glazed windows to front and rear, radiator, chimney breast with inset log burner set on tiled hearth.

**KITCHEN/DINER: 15' x 12'1 > 8'8 (4.57m x 3.68m > 2.64m )**

Dual aspect room with double glazed windows to side and rear, double glazed entrance door to rear, radiator, extensive range of matching 'Shaker' style wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with oven below, space and plumbing for

fridge/freezer and washing machine, built in under stairs storage cupboard, part tiled walls.

**EXTERIOR:****REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with attractively planted beds and trees throughout as well as an array of outbuildings, side access gate leading to:-

**FRONTAGE:**

Block paved driveway providing off road parking for several vehicles, side access gate leading to rear garden.

**TENURE & COUNCIL TAX BAND:**

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

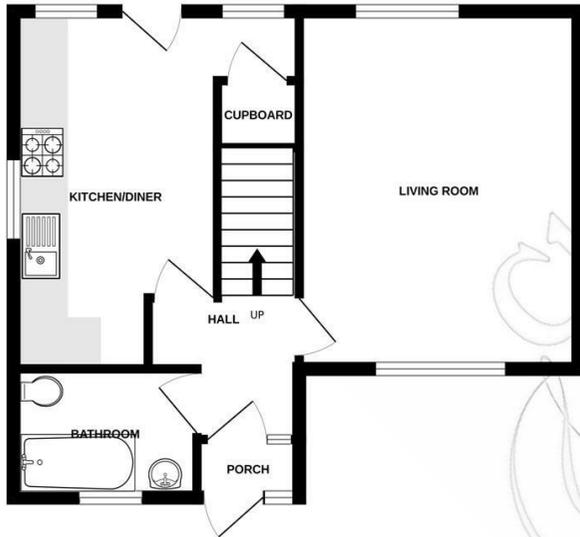
**AGENTS NOTE:**

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.

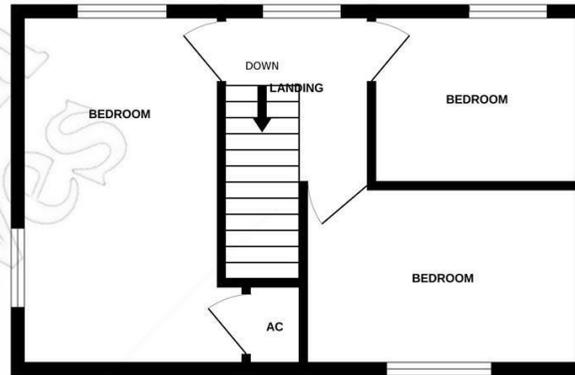




GROUND FLOOR



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.  
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