



21 The Grove, Bicknacre , CM3 4XB  
Guide price £385,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £385,000 - £400,000... Situated within a popular turning in Bicknacre, is this three bedroom link detached family home featuring two spacious reception rooms, kitchen and a secluded rear garden. Additional benefits include a garage with two store rooms to the rear, driveway and a refitted contemporary bathroom. We understand the owner has found a property to purchase with a no onward chain. Energy rating C.

#### Location

Within the village of Bicknacre there are various shops and amenities along with a Primary School and also White Elm Garden centre where you can also find an excellent butchers, greengrocers, small petting farm and various retail outlets. Excellent bus services to Danbury, Chelmsford and South Woodham Ferrers.

#### FIRST FLOOR

##### Landing

Bedroom One 13'9 (into wardrobe) x 9'7 (4.19m (into wardrobe) x 2.92m)

Bedroom Two 10'3 x 9'7 (3.12m x 2.92m)

Bedroom Three 11' (into wardrobe) x 8' (3.35m (into wardrobe) x 2.44m)

##### Bathroom

#### GROUND FLOOR

##### Porch

##### Cloakroom/W.C

Dining Room 17'10 > 9'9 x 12'9 (5.44m > 2.97m x 3.89m)

Kitchen 12'11 x 7'9 (3.94m x 2.36m)

Lounge 17'10 x 10'10 (5.44m x 3.30m)

#### EXTERIOR

##### Front

##### Rear Garden

Utility/Store Area (Rear Of Garage)

Garage 16'11 x 7'11 (5.16m x 2.41m)

#### 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 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.

