



25 Barbrook Way, Bicknacre , Essex CM3 4HP
£550,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

LARGE FAMILY HOME IN QUIET VILLAGE LOCATION... This large four bedroom detached family home is located in the increasingly popular village of Bicknacre. The property has been considerably extended over the years and offers a wealth of ground floor living accommodation comprising four reception rooms, kitchen, utility room and ground floor shower room all set off of the impressive entrance hall. To the first floor are four bedrooms and a family bathroom. Externally is a delightful enclosed rear garden and impressive front garden with ample off road parking and access to the remaining garage. The property is located within walking distance to the village centre which offers a variety of amenities as well as the sought after local village primary school. There are also good links to local secondary schools and Chelmsford city centre. Bicknacre is well situated for those looking for good transport links with major roads throughout the county just a short drive away. The owners of the property have seen a house with a completed chain of sales above. Energy rating D

FIRST FLOOR

Landing

Bedroom One 12'4" x 9'10" (3.76 x 3.00)

Bedroom Two 12'0" x 9'10" (3.66 x 3.00)

Bedroom Three 9'3" x 7'9" (2.82 x 2.36)

Bedroom Four 9'3" x 7'5" (2.82 x 2.26)

Family Bathroom

GROUND FLOOR

Hallway

Lounge 15'5" x 11'5" (4.70 x 3.48)

Kitchen 11'5" x 8'6" (3.48 x 2.59)

Dining Room 12'8" x 8'10" (3.86 x 2.69)

Conservatory 17'4" x 10'10" (5.28 x 3.30)

Media Room 16'10" x 13'4" (5.13 x 4.06)

Garage 9'8 x 8'1 (2.95m x 2.46m)

Utility Room 8'1 x 6'7 (2.46m x 2.01m)

Shower Room

EXTERIOR

Rear Garden

Front Garden

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.

