



3 Thornhill, Purleigh , CM3 6PQ
Guide price £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £550,000 - £575,000. Nestled in the charming village of Purleigh, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,532 square feet, the property boasts a generous plot, providing ample outdoor space for relaxation and recreation. Inside, you will find two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The bungalow features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The single bathroom is thoughtfully designed, catering to all your needs.

Situated in a peaceful cul-de-sac, this home benefits from a tranquil setting while still being close to local amenities. The off-road parking and double garage provide practical solutions for your vehicles and additional storage needs. This property is perfect for those seeking a serene lifestyle in a popular village location, making it an excellent opportunity for families or individuals looking to settle in a welcoming community. Don't miss the chance to make this charming bungalow your new home.



Approximate total area⁽¹⁾
1532 ft²
142.3 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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Entrance Porch

Main entrance door, double glazed windows, double doors;

Hallway

Radiators, built in storage cupboards, loft access.

WC

Low level wc, hand wash basin, extractor.

Bedroom Three 11'9 x 8' (3.58m x 2.44m)

Double glazed window, fitted range of wardrobes, cupboards and chest of drawers, radiator.

Bedroom Two 11'8 x 10'1 (3.56m x 3.07m)

Fitted wardrobes, double glazed window, radiator.

Bedroom One 11'8 x 10'3 (3.56m x 3.12m)

Fitted wardrobes, double glazed window, radiator.

Bathroom

Four piece bathroom suite with panel bath and shower over, wash basin with storage cupboards beneath, heated towel rail, separate shower cubicle with shower unit, low level wc. Double glazed window, radiator.

Dining Room 11'10 x 11' (3.61m x 3.35m)

Radiator, double glazed window.

Kitchen 12'2 x 9'7 (3.71m x 2.92m)

Range of wall and base units, work top surfaces, stainless steel sink with side to side drainer. Eye level double oven, work top mounted electric hob, double glazed window, double glazed door, borrow light window through to the lounge. Space for domestic appliances.

Lounge 25'11 x 13' max (7.90m x 3.96m max)

Double glazed window, double glazed French style doors leading out to the garden.

Outside

Garden

Courtyard to the side of the bungalow with border plants, flowers and trees, gated access to the front. Main rear garden is largely laid to lawn with patio seated area, border trees, shrubs and plants. Timber sheds and summer house. Access to the double garage. Oil tank.

Double Garage 22'1 x 13'9 (6.73m x 4.19m)

Floor standing oil fired boiler, double glazed window, door, power and lighting connected, electric up and over door.

Frontage

Front garden which is laid to lawn, with border trees. Off road parking for 3/4 cars.

Purleigh

Purleigh is a village on the Dengie peninsula about 4 miles (6.4 km) south of Maldon in the English county of Essex. The village is part of the Purleigh ward of the Maldon district.[]

There are two public houses, The Bell and The Fox and Hounds. The Bell is a 14th-century building that was refurbished in the 16th century.

The local school is Purleigh Community Primary School.

Purleigh playing field is home to Purleigh Cricket Club,

Agents Note & Money Laundering

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

