



**Church
Hawes**
churchandhawes.com

Hall Road, Asheldham , Essex CM0 7EA
Guide price £500,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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****GUIDE PRICE £500,000 TO £525,000**NO ONWARD CHAIN****

Backing onto private woodland, this exceptional detached bungalow, built in 2020 and further upgraded since, is presented in true turn-key condition to an outstanding specification throughout.

Accessed via gated entry, the property opens into a welcoming hallway leading to three generous double bedrooms, all featuring stylish Shaker-style fitted wardrobes. The principal bedroom benefits from a modern en-suite, while the remaining bedrooms are served by a beautifully refitted family bathroom.

Across the rear of the home is an impressive living space with a cosy fireplace, opening into a stunning Shaker-style kitchen/breakfast room with integrated appliances and a pantry cupboard.

Outside, the property enjoys a superb woodland-backing position, a low-maintenance rear garden, side access to both sides and two outstanding outbuildings offering a variety of potential uses (stpp). The frontage provides extensive off-road parking and access to a large garage with electric roller door.

Set in a semi-rural location close to Southminster and Burnham-on-Crouch, with shops, amenities and a railway station approximately five minutes away.

Viewing highly recommended. Energy Rating C.



ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

Double glazed entrance door to front, radiator, access to loft space, wood effect floor, leading to:

BEDROOM 1: 15' x 9'7 (4.57m x 2.92m)

Two double glazed windows to front, radiator, twin bifold double wardrobes, wood effect floor, door to:

EN-SUITE:

Obscure double glazed window to side, 3 piece white suite comprising fully tiled walk-in shower, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, extractor fan.

BEDROOM 2: 12'5 x 12'3 (3.78m x 3.73m)

Double glazed window to front, radiator, wood effect floor.

BEDROOM 3: 12'5 x 8'9 (3.78m x 2.67m)

Double glazed window to side, radiator, fitted with extensive range of built in double wardrobes, wood effect floor.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, extractor fan.

SITTING ROOM: 13'10 x 12'5 (4.22m x 3.78m)

Double glazed French style doors and matching side windows to rear overlooking garden, radiator, inset fire with marble hearth, wood effect floor, open to:

KITCHEN/BREAKFAST ROOM: 20'3 x 10'5 (6.17m x 3.18m)

Two double glazed windows to rear overlooking rear garden, radiator, stunning 'Shaker' style kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl sink unit with drainer grooves to side, built in 4-ring electric hob with glass extractor hood over, built in eye level oven and microwave,

integrated fridge/freezer, washing matching and dishwasher, door to pantry cupboard, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn and backs on to woodland, side access paths and gate to both sides of bungalow leading to frontage, access into side of garage, store room positioned at rear of two imposing outbuildings.

OFFICE/STUDIO: 16'7 x 11'3 (5.05m x 3.43m)

Double glazed French style doors and window to side, inset downlights.

POSSIBLE GAMES ROOM/GYM OR ANNEX: 26'1 x 13'7 (7.95m x 4.14m)

Double glazed entrance door and two double glazed windows to side, inset downlights.

FRONTAGE:

Generously sized shingled frontage providing extensive off road parking for multiple vehicles, side access gates either side of property to rear garden, exterior cold water tap, gated access to front entrance door, access to:

GARAGE: 18'3 x 11'3 (5.56m x 3.43m)

Electric roller door to front, power and light connected, double glazed French style doors to side leading to rear garden.

TENURE & COUNCIL TAX BAND:

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

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.

MONEY LAUNDERING REGULATIONS & REFERRALS:

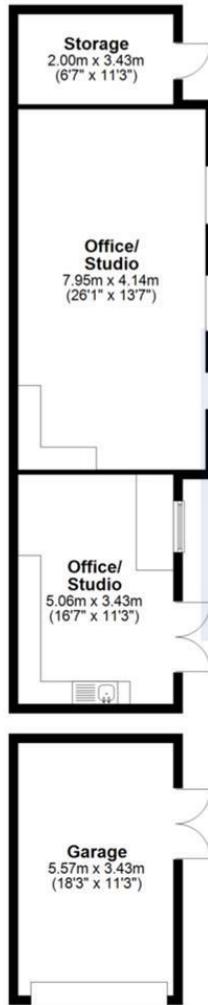
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.





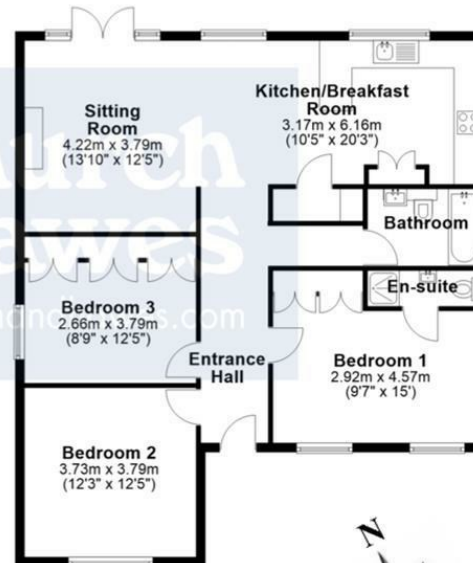
Outbuildings



Approximate Internal Floor Area
Main House 99 SQ M 1062 SQ FT
Garage & Outbuildings 77 SQ M 827 SQ FT
Total 176 SQ M 1889 SQ FT

This floor plan is for guidance to layout only and is
NOT TO SCALE.
Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes & compass
bearings before making any decisions reliant upon them.
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Ground Floor



efficient
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