









# LONDON ROAD, ESSEX, CO16 9RA

PRICE £675,000

Set back from the road on a plot of approximately 3.2 acres lies 'Montana'. This three-bedroom detached bungalow offers a rare opportunity to create something truly special. Although requiring modernisation throughout, the property provides a solid footprint with endless scope for improvement. The extensive grounds also include a detached double garage and stable block with the land offering potential for various uses (subject to obtaining the relevant consents). Sold with no onward chain for added convenience.

- 3.2 Acre Plot
- · No Onward Chain
  - Stable Block

- Three Bedrooms
- Scope to Improve
- · Approx. 1,770 Sq Ft
- · Generous Driveway & Double Garage
  - EPC E
  - 330ft Wide Frontage



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**ENTRANCE HALL** 

#### LOUNGE

21'0 x 11'9 (6.40m x 3.58m)



#### **DINING ROOM**

23'3 x 10'0 (7.09m x 3.05m)



#### **KITCHEN**

10'0 x 9'0 (3.05m x 2.74m)



## **CONSERVATORY**

21'0 x 11'7 (6.40m x 3.53m)



# **UTILITY ROOM**

7'5 x 7'1 (2.26m x 2.16m)

#### **BATHROOM**

9'0 x 6'3 (2.74m x 1.91m)



**BEDROOM** 

12'5 x 10'0 (3.78m x 3.05m)



#### **DRESSING ROOM**

12'0 x 7'0 (3.66m x 2.13m)



#### MASTER BEDROOM

17'8 x 15'0 (5.38m x 4.57m)



#### **EN SUITE**

8'0 x 5'5 (2.44m x 1.65m)



#### **BEDROOM**

12'5 x 10'0 (3.78m x 3.05m)



#### REAR GARDEN



# REAR ASPECT AERIAL VIEW



#### **Material Information**

Council Tax Band: E

Heating: Oil fired central heating Services: Mains electricity & water

Drainage: Septic tank

Broadband: superfast FFTC

Mobile Coverage: O2= good; EE, Vodafone, Three=

likely

Construction: conventional

Restrictions: none

Rights & Easements: none

Flood Risk: very low

Additional Charges: None

Seller's Position: No onward chain

Garden Facing: West

## **Agents Note Sales**

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

#### AML

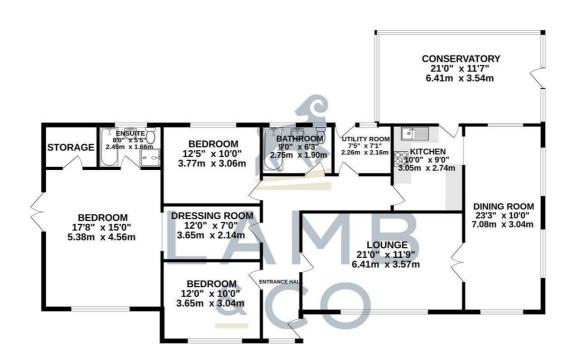
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map EPC Graphs



# Floorplan



TOTAL FLOOR AREA: 1772 sq.ft. (164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accusary of the topophan containable here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

