



Total area: approx. 70.2 sq. metres (756.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Wakering High Street, Great Wakering Offers in excess of £375,000

** NO CHAIN* A BEAUTIFUL CHARACTER PROPERTY* GRADE 2 LISTED COTTAGE* TWO DOUBLE BEDROOMS* OFF STREET PARKING* PRIVATE SOUTH BACKING GARDEN* SASH WINDOWS* SITUATED IN THE HEART OF GREAT WAKERING* CLOSE TO FAMILY RUN BUTCHERS AND BAKERS* BEAUTIFUL NEARBY WALKS**

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First Floor Landing
Access to two storage cupboards, dado rail, split stairs case leading to both bedrooms.

Primary Bedroom 13'4 x 12'5 (4.06m x 3.78m)
Cast iron fire surround, wall mounted radiator, twin sash windows to front, wood flooring.

Second Bedroom 12'7 x 9'4 (3.84m x 2.84m)
Window to rear, access to airing cupboard, housing boiler, wall mounted radiator, built in cupboard, loft access with loft ladder, wood flooring.

Garden
Commencing with paved patio area, timber built shed to rear with power and light, double timber gated access to side allowing access for parking, mature flower and shrub borders.

Agents Notes
This property truly offers an abundance of character and would suit someone looking for the quiet life.



Main Features

- Beautiful Character Property
- Two Double Bedrooms
- Parking
- Village Location

Entrance
Smooth ceiling, tiled flooring, stairs leading to first floor, doors to...

Reception Room 14'10 x 12'5 (4.52m x 3.78m)
Sash windows to both front and side, part obscure glazed door to front, feature wooden fire surround with tiled hearth and cast iron fuel burner, wall mounted radiator, picture rail, wood flooring, opening through to...

Dining Room 12'5 x 8'8 (3.78m x 2.64m)
Sash window to side, feature brick fire surround, picture rail, understairs storage cupboard, wall mounted radiator, wood flooring.

Kitchen 9'9 x 9'5 (2.97m x 2.87m)
Fitted with wall and base units with rolled edge work surface, butler style sink, space for 'Rangemaster' cooker, space and plumbing for washing machine, access to rear garden via wooden stable door with adjacent window.

Bathroom 9'5 x 4'11 (2.87m x 1.50m)
Fitted with a three piece suite comprising panel bath with electric shower over, wash hand basin and low level w/c, window to rear, dado rail, tiled flooring.



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