



**THE BUNGALOW,**

123A Alexandra Road, Sible Hedingham, Halstead, Essex

DAVID  
BURR



The Bungalow, 123A Alexandra Road, Sible Hedingham, Halstead, Essex, CO9 3ND

The property is accessed via a glazed and panelled door leading to the entrance hall which has two storage cupboards, one housing the boiler.

The heart of the house is formed by the extensively fitted open plan kitchen/living area which has solid oak fronted units with integral appliances to include oven, grill, hob with extractor hood over, dishwasher and fridge/freezer. This room is a light and open space and has doors leading to the terrace making it ideal for entertaining.

There are three well proportioned bedrooms, with the master bedroom situated to the rear of the property and having an en-suite shower room. The remaining two bedrooms are served by a family bathroom.

### Outside

The property is approached via gates hung on oak posts leading to an extensive drive and cartlodge.

The front elevation of the property benefits from a Southerly aspect with mature hedging providing a high degree of privacy and large expanses of lawn flanking a path leading to the front door.

The rear and side garden is perfect for entertaining and benefits from a South and Westerly aspect enabling it to take advantage of the all day sun. French doors from the kitchen/living room access an entertaining terrace which is flanked by an expanse of lawn.

To the rear of the property is a shingle path that leads back to the single garage.

### Agents Notes

The garden will be finished between exchange and completion.

The accommodation comprises:

|                      |                               |
|----------------------|-------------------------------|
| Entrance hall        | South and West facing gardens |
| Kitchen/living room  | Single garage                 |
| 3 Bedrooms           | Ample parking                 |
| En-suite shower room | Village location              |
| Family bathroom      | No onward chain               |

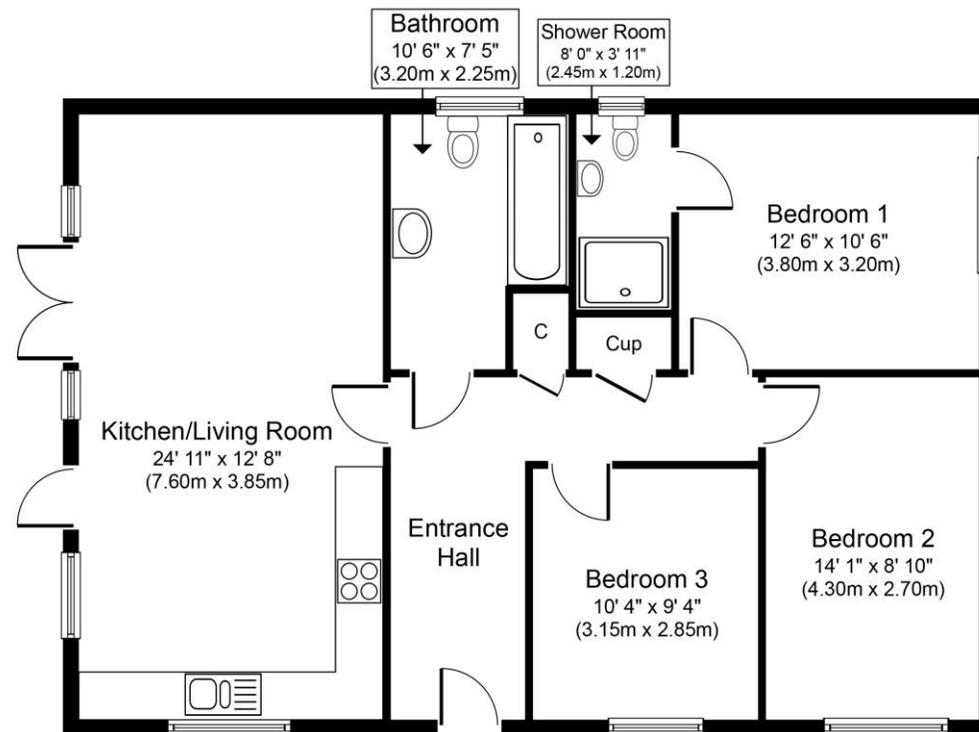
### Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public houses and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

### Access

|                   |                                  |
|-------------------|----------------------------------|
| Halstead 4 miles  | Braintree – Liverpool St 60 mins |
| Braintree 8 miles | Stansted approx 30 mins          |
| Sudbury 8 miles   | M25 J27 approx 50 mins           |





**Approximate Floor Area**  
**932 sq. ft.**  
**(86.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: TBC

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

### Contact details

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**DAVID  
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