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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



**1 Crown Road  
Cold Norton, Essex CM3 6JF  
£795,000**

- 1.6 Acres
- 4 Bedrooms
- 2 Bathrooms
- Spacious Lounge
- Kitchen/Diner
- All Weather Menage
- Superb Village Setting
- Close to Three Rivers Golf & Country Club
- Potential for extending or new build property (STP)
- Private Lane Location,







\*\*\*\*\* SET IN PRIME LOCATION WITHIN 1.6 ACRES \*\*\*\*\*

A unique opportunity to design your own property (stp) or improve this 4 bedroom detached bungalow of just over 1,600 sq ft situated within its own grounds of over 1.6 acres of lawned gardens & all weather 60' x 90' menage, The property also enjoys a private road and long sweeping drive, Situated in this sought after Village location with popular Schools community pub & Three Rivers Golf & Country Club whilst also a short drive to South Woodham Ferrers & Chelmsford City Center

### ACCOMMODATION

#### HALL

Door to, boiler area, large cloaks cupboard, radiator, telephone point,

#### LOUNGE 20'3 x 15'8 (6.17m x 4.78m)

Windows to rear with further window & patio doors to front, wall light points, power & TV points, radiators,

#### KITCHEN/DINER 15'5 x 15'4 (4.70m x 4.67m)

Windows to rear with further window & patio doors to front, fitted range of base & drawer units, matching central island work tops scratch resistant sink drainer, Calor gas cooker, TV & power points, radiators,

#### BEDROOM 1 19'2 x 11'3 (5.84m x 3.43m)

Windows to both front & side elevations, wall lights, power & TV points, radiator,

#### BEDROOM 2 11'2 x 9'1 (3.40m x 2.77m)

Window to side, radiator, power points,

#### SHOWER ROOM

Window to rear, white suite comprising, large shower cubicle with glazed screen, low level wc, bidet, wash hand basin, fully tiled walls & complimentary tiled floor, radiator, extractor fan

#### BEDROOM 3 14'9 x 10'3 (4.50m x 3.12m)

Window to front & side elevations, radiator, power points, wall lights, ,

#### BEDROOM 4 11'6 x 8'3 (3.51m x 2.51m)

Window to side, radiator, power points,

#### BATHROOM

Window to side, modern white suite comprising, off set paneled bath with shower/mixer taps & fitted glazed screen, low level wc, wash hand basin, fully tiled walls & complimentary tiled floor, radiator,

#### UTILITY ROOM 11'8 x 8'3 (3.56m x 2.51m)

Window to side, fitted white eye & base units, rolled edge work tops, stainless steel sink drainer, plumbing for washing machine, power points, space for tumble dryer, power points, radiator,

### OUTSIDE, 1.6 ACRES

The property is set within its own grounds of around 1.6 Acres and approached by a long sweeping drive leading to hard standing parking, mobile home and store, set mainly with extensive lawns & rear patio area, flood lit all weather 60' x 90' menage with post & rail fencing

### AGENTS NOTES

The current owners have submitted plans for a substantial new build property which are on Maldon Council Planning portal,