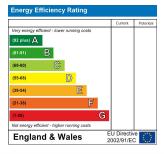


12-14 Berrys Arcade High Street Rayleigh SS6 7EF

Tel: 01268 770728 info@stgeorgehomes.co.uk www.stgeorgehomes.co.uk



| Environmental Impact (CO₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) 🔼 | | |
| (81-91) | | |
| (69-80) C | | |
| (55-68) | | |
| (39-54) | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | | |











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 OUTSIDE, 1.6 ACRES

90' menage, The property also enjoys a private road rail fencing and long sweeping drive,

Situated in this sought after Village location with popular Schools community pub & Three Rivers Golf The current owners have submitted plans for a & Country Club whilst also a short drive to South substantial new build property which are on Maldon 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,

The property is set within its own grounds of around A unique opportunity to design your own property (stp) 1.6 Acres and approached by a long sweeping drive or improve this 4 bedroom detached bungalow of just leading to hard standing parking, mobile home and over 1,600 sq ft situated within its own grounds of store, set mainly with extensive lawns & rear patio over 1.6 acres of lawned gardens & all weather 60' x area, flood lit all weather 60' x 90' menage with post &

AGENTS NOTES

Council Planning portal,