

The Greenways, Coggeshall CO6 1QH



welcome to

The Greenways, Coggeshall

Well presented four bedroom semi detached home located in a sought after road close to local schools. Large living room, kitchen/diner, utility room, first floor bathroom and downstairs cloakroom. Three double bedrooms and one single. Garage and off road parking.













Location

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years.

Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256.

Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022. Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

Entrance Hall

Entrance door into. Stairs rising to first floor and radiator.

Cloakroom

Window to rear. Low level w.c, wall mounted wash hand basin and a shower.

Lounge

12' 1" x 15' ($3.68m \times 4.57m$) Window to front with shutter blinds. Understairs cupboard and radiator.

Kitchen / Diner

16' 1" max x 9' 1" (4.90m max x 2.77m) Window to rear and double patio doors. 1 1/4 sink unit with mixer tap adjoining work surfaces, under cupboards, drawers and matching base units. Integrated appliances include dishwasher, electric hob with extractor over and double oven. Space or fridge/freezer and built in pantry. Tiled flooring and radiator.

Utility Room

11' 1" x 6' 1" ($3.38m \times 1.85m$) Window and door to rear. Space and plumbing for washing machine and tumble dryer. Tiled flooring and floor standing boiler.

First Floor

Landing Access to loft and airing cupboard.

Bedroom One

21' 1" max x 9' 1" max (6.43m max x 2.77m max) Window to front with shutter blinds. Window to rear and two radiators.

Bedroom Two

12' 1" x 9' 1" (3.68m x 2.77m) Window to rear and radiator.

Bedroom Three

12' max x 9' 1" max (3.66m max x 2.77m max) Window to front with shutter blinds and radiator.

Bedroom Four

7' 1" max x 7' 1" max ($2.16m \max x 2.16m \max$) Window to front with shutter blinds. Built in cupboard over stairs and radiator.

Bathroom

Exterior

Front Garden

Driveway leading to garage and front door. Shingle path with mature flower bed full of shrubs and tree. Hedgerow to front.

Rear Garden

Private and unoverlooked garden, paved patio, lawn with flower bed borders, panel fencing and hedgerow.

Integral Garage

15' 1" x 9' 1" (4.60m x 2.77m) Up/over door with single door to front. Power and light connected.





welcome to

The Greenways, Coggeshall

- Four bedroom semi detached house
- Large living room
- Kitchen / diner
- Utility room and downstairs shower room
- Upstairs bathroom

Tenure: Freehold EPC Rating: D

guide price

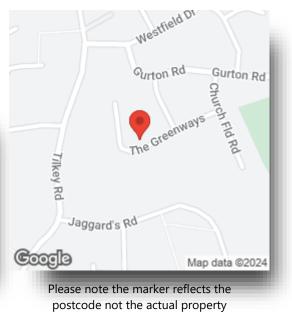
£425,000





view this property online williamhbrown.co.uk/Property/CGS105209







Property Ref: CGS105209 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex, CO6 1TS

