



**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 x 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 x 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.



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105209 - 0002

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