



**Greys Paddock, Maldon Road, Kelvedon CO5 9BD**



**william  
h brown**

**welcome to**

**Greys Paddock, Maldon Road ,Kelvedon**

Delightful chalet style bungalow located on a good sized plot in a quiet location. Three double bedrooms, bathroom and shower room. Kitchen/breakfast room, lounge, dining room and a garden room. Wrap around garden and double cart lodge. Countryside views and river views.



## Location

The popular village of Kelvedon is situated between Colchester and Chelmsford, off the A12 trunk road and is approximately 4 miles to Witham and 3 Miles to Coggeshall. Kelvedon mainline railway station has frequent services to London Liverpool Street ( 50 minute journey).

From the 1880's Kelvedon has been famous for its seed industry (Kings Seeds).

The high street boasts a wealth of listed buildings as well as shops, public houses, restaurants and amenities. Prested Hall in nearby Feering village is a country hotel, spa and health club.

Kelvedon also has an excellent primary school (St Marys), with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

## Lounge

15' 2" x 11' ( 4.62m x 3.35m )

Window to front. French doors and matching side panels. Open fireplace with brick surround.

## Inner Reception Hall

With doors to :-

## Kitchen / Breakfast Room

14' 6" x 12' 1" ( 4.42m x 3.68m )

Window and door to front. Fitted kitchen with a range of wall and base units with adjoining worksurfaces and inset stainless sink. Space for oven, washing machine and dishwasher. Built in ESSE range cooker.

## Garden Room

24' 5" x 8' 7" ( 7.44m x 2.62m )

Doors to front and rear. Windows to sides.

## Dining Room

14' 6" x 11' 1" ( 4.42m x 3.38m )

Double doors leading to rear garden and window to side. Stairs rising to first floor.

## Bedroom One

13' 5" x 11' ( 4.09m x 3.35m )

Window to side.

## Shower Room

8' 2" x 5' 5" ( 2.49m x 1.65m )

Window to side. Part tiled walls. Shower cubicle, pedestal wash hand basin and radiator.

## First Floor

### Bedroom Two

14' 4" x 8' 2" ( 4.37m x 2.49m )

Velux window and built in wardrobes.

### Bedroom Three

15' 7" x 11' ( 4.75m x 3.35m )

Velux window. Built in wardrobes and door into :-

## Ensuite Bathroom

Velux window. Panelled enclosed bath, low level w.c, and pedestal wash hand basin. Eaves storage and a further storage cupboard.

## Exterior

Wrap around garden set on a good sized plot. Beautiful mature garden mainly laid to lawn. Greenhouse and shed to remain.

## Double Cart Lodge

### Agents Note

We have been informed that the land in front of the cart lodge is owned by the adjacent property and the owners have been granted a permanent right of way across to access their property.



**view this property online** [williamhbrown.co.uk/Property/CGS101896](http://williamhbrown.co.uk/Property/CGS101896)



welcome to

## Greys Paddock Maldon Road, Kelvedon

- Detached chalet style bungalow
- Three double bedrooms
- Kitchen & dining room
- Garden room
- Wrap around garden

Tenure: Freehold EPC Rating: Awaiting

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGS101896](http://williamhbrown.co.uk/Property/CGS101896)



Property Ref:  
CGS101896 - 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](mailto:Coggeshall@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)