



Honeywood Avenue, Coggeshall CO6 1PZ



welcome to

Honeywood Avenue, Coggeshall

Well present three bedroom family home located close to the local Secondary and Primary schools. First floor bathroom, ensuite and dressing room. Lounge, sitting room and conservatory. Kitchen, utility room and cloakroom. Large driveway to front and south facing rear garden. NO ONWARD CHAIN.



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

Double glazed window to front and window to front. Laminate flooring, radiator, two built in cupboards and stairs rising to first floor.

Cloakroom

Low level w.c, pedestal wash hand basin and radiator.

Lounge

17' 1" x 15' (5.21m x 4.57m)
Window to front and window to side. Double glazed French doors to rear. Laminate flooring and radiator.

Sitting Room

12' 1" x 11' 1" (3.68m x 3.38m)
Window to front. Open fireplace with brick mantle and hearth. Two radiators and laminate flooring. Open access into kitchen.

Kitchen

15' 1" x 7' 1" (4.60m x 2.16m)
Window to rear. Fitted kitchen with 1 1/4 sink and mixer tap with adjoining wooden work surfaces. Wall and base units and drawers. Tiled splashbacks, space for electric cooker and fridge/freezer. Wine fridge and laminate flooring. Open access into Conservatory.

Utility Room

5' x 5' 1" (1.52m x 1.55m)
Window to rear. Fully tiled, sink, washing machine, tumble dryer and cupboards. Radiator.

Conservatory

11' 1" x 7' 1" (3.38m x 2.16m)
Double glazed windows to rear and side. French doors into rear garden. Laminate flooring.

First Floor

Landing

'T' shape and access to loft.

Bedroom One

11' 1" x 15' (3.38m x 4.57m)
Windows to front and rear. Radiator.

Dressing Room

7' x 5' 1" (2.13m x 1.55m)
Sky light window to rear and laminate flooring.

Ensuite

Window to front. Partially tiled three piece suite. Low level w.c, shower, vanity wash hand basin and laminate flooring.

Bedroom Two

12' x 10' 1" (3.66m x 3.07m)
Window to rear and radiator.

Bedroom Three

16' 1" max x 9' max (4.90m max x 2.74m max)
Window to front, radiator and eaves cupboard.

Bathroom

Window to rear. Partially tiled four piece suite. Low level w.c, vanity wash hand basin, bath, shower and heated towel rail. Laminate flooring.

Exterior

Front

Low wall to front, lawned area and large driveway. Gated access to rear.

Rear

South facing rear garden enclosed by panel fencing. Mainly laid to lawn, paved patio with mature shrubs and hedges.



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Honeywood Avenue, Coggeshall

- Semi detached family home
- Three bedrooms and dressing room
- Bathroom and ensuite
- Lounge, sitting room and conservatory
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105100 - 0004

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william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)