



**London Road, Marks Tey CO6 1EB**



**welcome to**

## **London Road, Marks Tey**

**\*\* GUIDE PRICE £600,000 - £650,000 \*\*** Beautifully presented five bedroom detached family home in the popular Marks Tey area with excellent links into London Liverpool Street. Lounge, large open plan kitchen/ diner and cloakroom. Bathroom and ensuite. Off road parking, garage and solar panels.



## Location

Marks Tey is situated to the west of Colchester and is close to picturesque village of Coggeshall. Marks Tey is ideally positioned for commuters as the mainline railway station is a short walk away as well as the A12 and A120 linking Colchester and Chelmsford. The Village offers a local primary school and short drive to highly rated secondary schools, local shops and supermarkets within 1/2 miles.

## Entrance Hall

Entrance door to front. Stairs rising to first floor. Double doors into lounge.

## Cloakroom

6' 1" x 2' 11" ( 1.85m x 0.89m )

Double glazed window to side. Wash hand basin, wc and radiator.

## Lounge

24' 6" x 17' 8" ( 7.47m x 5.38m )

Double glazed window to front. Feature brick built fireplace with inset log burner with wooden beam over. Wooden flooring and double glass doors into :-

## Kitchen / Diner

26' 10" x 17' 8" ( 8.18m x 5.38m )

Open plan kitchen/diner with bi-fold doors to rear and double glazed window to rear. Double glazed French doors to side. Large lantern skylight. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating a sink. Central breakfast bar with drawers and cupboards and hob with extractor over. Integral Neff appliances including oven, fridge freezer and dishwasher. Tiled flooring with underfloor heating. Spotlighting throughout.

## First Floor

### Landing

With doors to :-

### Bedroom One

16' 10" x 15' 7" ( 5.13m x 4.75m )

Double glazed double doors to rear with a Juliet balcony overlooking rear garden. Built in mirrored sliding door wardrobes.

### Ensuite

Walk in double shower cubicle, vanity wash hand basin and wc. Fully tiled walls and floor.

### Bedroom Two

13' 1" x 11' 1" ( 3.99m x 3.38m )

Double glazed window to rear.

### Bedroom Three

12' x 11' 2" ( 3.66m x 3.40m )

Double glazed window to front.

### Bedroom Five

12' x 11' 2" ( 3.66m x 3.40m )

Two skylight windows. Built in cupboard.

### Bedroom Four

12' 10" x 11' 5" ( 3.91m x 3.48m )

Double glazed window to front.

### Bathroom

Double glazed window to front. Panel enclosed bath with shower over, wash hand basin and wc.

### Exterior

### Front

Electric gate to front. Leading onto ample parking to side of property, Large garage with power and light connected.



**view this property online** [williamhbrown.co.uk/Property/CGS105629](http://williamhbrown.co.uk/Property/CGS105629)



welcome to

## London Road, Marks Tey

- Beautiful detached home
- Five bedrooms
- Bathroom and ensuite
- Large modern kitchen/ diner with bi-fold doors
- Lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£600,000 - £650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGS105629](http://williamhbrown.co.uk/Property/CGS105629)



Property Ref:  
CGS105629 - 0004

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)**