



**Malting Green Road, Layer-De-La-Haye, Colchester, CO2 0JJ**

**welcome to**

**Malting Green Road, Layer-De-La-Haye, Colchester**

Offered with NO ONWARD CHAIN, this generous detached bungalow is situated in the popular village of Layer de la Haye. The village benefits from local facilities and amenities including pubs, schools, recreation ground, bus stop directly outside property & doctors surgery within very close proximity.



**This detached bungalow is offered for sale with no ongoing chain and is situated in a popular village location on the south side of Colchester. Accommodation comprises generous entrance hall, dual aspect living room, kitchen/breakfast room, garden room/utility, two good size double bedrooms, bathroom and separate shower room. Externally there is off road parking for several cars, a garage and a generous enclosed rear garden.**

**The property benefits from large loft space which is fully insulated.**

**The vendor confirms that the electric distribution board was replaced in 2023.**

#### **Double Doors To:**

#### **Entrance Porch**

With entrance door to:

#### **Entrance Hall**

13' x 8' 2" ( 3.96m x 2.49m )

Two built-in storage cupboards, carpet, radiator, doors to:

#### **Lounge / Diner**

18' 9" x 16' 8" ( 5.71m x 5.08m )

Upvc double glazed window to side, upvc double glazed window to front, carpet, radiator.

#### **Kitchen/ Breakfast Room**

13' 3" x 9' 9" ( 4.04m x 2.97m )

With door to Garden Room and door to Shower Room, built-in pantry cupboard, upvc double glazed window to rear, range of base and eye level units, roll edge work surfaces, inset sink and drainer unit, tiled splashbacks, built-in oven, space for microwave, space for appliances, radiator, vinyl flooring.

#### **Garden Room / Utility**

17' 6" max x 8' 4" max ( 5.33m max x 2.54m max )

Upvc double glazed windows to rear and side, external doors to front and rear, vinyl flooring, space for appliances, door to Garage.

#### **Shower Room**

Shower cubicle.

#### **Bathroom**

White suite comprising panel enclosed bath, concealed cistern w.c. and wash hand basin set into vanity unit with cabinet below, wall mounted cabinet. part tiled walls, tiled floor, heated towel rail, two upvc double glazed obscure windows to rear.

#### **Bedroom One**

12' 2" to wardrobe x 12' ( 3.71m to wardrobe x 3.66m )

Upvc double glazed window to rear, built-in wardrobe, radiator, carpet.

#### **Bedroom Two**

12' 1" to wardrobe x 11' 9" ( 3.68m to wardrobe x 3.58m )

Upvc double glazed window to front, carpet, radiator, built-in wardrobe.

#### **Outside**

There is an entrance gate giving access to the property with mature shrubs, trees and hedging. There is a large driveway providing off street parking for several cars and GARAGE.

There is a generous mature rear garden which is mainly laid to lawn with patio areas, inset shrubs, wooden pergola and shed, all enclosed by panel fencing.



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## Malting Green Road, Layer-De-La-Haye, Colchester

- NO ONWARD CHAIN
- Generous Detached Bungalow
- Spacious Living Accommodation
- Two Large Double Bedrooms
- Bathroom & Shower Room
- Off Road Parking & Garage
- Enclosed Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: C  
Offers In Excess Of

**£500,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS119682 - 0005

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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



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1  
1JG



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