



Hollies Green Lane, Boxted, Colchester, CO4 5TR



welcome to

Hollies Green Lane, Boxted, Colchester

Occupying a **GENEROUS PLOT** and offered with **NO ONWARD CHAIN** this exceptional **DETACHED BUNGALOW** provides **SUBSTANTIAL ACCOMMODATION** with viewing highly recommended. Situated in the **SOUGHT-AFTER VILLAGE OF BOXTED** the property is ideal for **VARIOUS LOCAL AMENITIES**, bus services and the A12.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Hallway

Built-in airing cupboard (housing the water tank and shelving), radiator, oak flooring and doors leading to:

Bedroom One

13' 2" x 11' 2" (4.01m x 3.40m)

Double glazed window to the front aspect and a radiator.

Cloakroom

Obscure double glazed window to the front aspect, low level WC, wash hand basin, tiled splashbacks and a radiator

Bedroom Two

12' x 11' max (3.66m x 3.35m max)

Double glazed window to the front aspect and a radiator.

Bedroom Three

12' 10" x 11' 2" max (3.91m x 3.40m max)

Double glazed window to the side aspect, access to the loft, built-in cupboard and a radiator.

Bedroom Four

12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window to the rear aspect and parquet flooring.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, shower cubicle with electric shower and adjustable shower head, vanity wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail and part tiled walls.

Dining Room

13' 4" x 11' 4" (4.06m x 3.45m)

Fireplace feature with wooden surround and tiled hearth, oak flooring, exposed brick wall feature with open archway to the living room and a door leading to:

Kitchen / Breakfast Room

16' 2" x 13' 10" (4.93m x 4.22m)

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, cooker hood, plumbing for a washing machine, floor-mounted Potterton boiler and a radiator.

Living Room

27' 4" x 11' 4" (8.33m x 3.45m)

Double glazed French doors opening onto the rear garden, two double glazed windows to side aspect, chimney breast, fireplace feature with log burner, wooden surround and tiled hearth, two radiators and a door leading to:

Study

11' 6" x 11' 6" (3.51m x 3.51m)

Double glazed window to the front aspect and a radiator.

Rear Garden

The generous south facing rear garden is mainly laid to lawn with a paved patio area, various trees and shrubs to the rear and sides, a substantial mature garden/woodland area to the rear, an external tap and further gated access to the side.

Garage

20' x 12' 6" (6.10m x 3.81m)

Double doors to the front, part obscure double glazed side door, windows to the rear and side with power and lighting connected.

Parking

There is a substantial driveway to the front and side of the property providing off road parking for several vehicles (with access to the oil tank).



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welcome to

Hollies Green Lane, Boxted Colchester

- Four Bedroom Detached Bungalow
- Living Room and Dining Room
- Kitchen/Breakfast Room
- Garage and Substantial Driveway
- Generous Rear Garden/Woodland

Tenure: Freehold EPC Rating: E

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108920 - 0006

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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 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk