



**The Chrishall I, Manningtree Park, Mistley, Manningtree CO11 2HN**

**welcome to**

**The Chrishall I, Manningtree Park, Mistley, Manningtree**

DETACHED HOME - THE CHRISHALL I, 3 double bedroom home, beautiful bright & airy open plan kitchen/dining/living area, luxury en-suite & bathroom, south facing garden, 2 parking spaces with EV provision & smart home technology. BEST RESIDENTIAL DEVELOPMENT - TWO YEARS IN A ROW\*





# The Chrishall (1)

Three bedroom detached and semi-detached home

Detached: plots 21, 37\*, 38 & 434 & 436\*. Semi-detached: plots 22\*, 23, 24\* & 25.

Gross Internal Area: 102.1 sq m (1,099 sq ft)



## Key:

AC - Airing Cupboard C - Cupboard W - Built-in Wardrobe - Loft Access Hatch ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from  
\* Denotes handed plot. Individual plots vary in size. please ask the Sales Consultant for details.

Computer generated images are indicative only. Floor plans shown are indicative only. To increase legibility these plans have been sized to fit the page and as a result may be of a different scale to others within this document. Location of windows, doors, wardrobes, kitchen units, appliance spaces and bathroom fittings may differ. Garden and Terrace is indicative only. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



## First Floor

Principal Bedroom  
4.41m x 3.78m 14' 6" x 12' 5"  
Bedroom 2  
3.78m x 2.70m 12' 5" x 8' 10"  
Bedroom 3  
3.19m x 2.66m 10' 6" x 8' 9"



## Ground Floor

Living Room  
3.60m x 3.39m 11' 10" x 11' 1"  
Kitchen / Dining  
7.23 x 3.48m 23' 9" x 11' 5"

## Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development. Distances quoted are taken from Google Maps.

\*UK Property Awards 2024-2025 - Essex Category

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## The Chrishall I, Manningtree Park, Mistley, Manningtree

- South facing garden
- Contemporary family bathroom
- Convenient breakfast bar to the kitchen
- Laminate flooring in Thames Oak finish to the ground floor
- Underfloor heating included at no extra cost

Tenure: Freehold EPC Rating: Exempt

**£430,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ109340](https://www.williamhbrown.co.uk/Property/CSJ109340)



Property Ref:  
CSJ109340 - 0002

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