

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

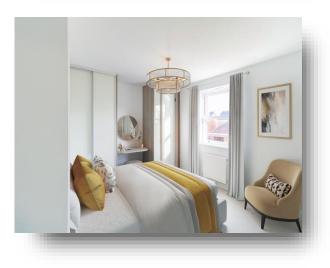


### welcome to

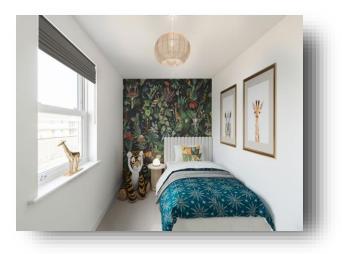
### The Chrishall I, Manningtree Park, Mistley, Manningtree

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\*

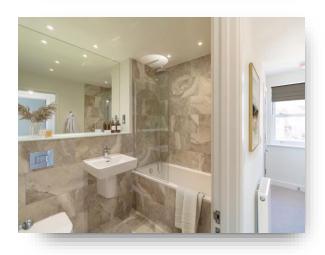












# The Chrishall (1)

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, wardnobes, kitchen units, appliance spaces and bathroom fittings may differ. Categoria and Terrace is indicative only. All measurements may any within a bateriance of 9%. The dimensions are not interdete to be used for carget sizes, appliance sizes or items of intruture.



Ground Floor Living Room

Kitchen / Dining

Kitchen / Dining 3.60m x 3.39m 11' 10" x 11' 1" 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



First Floor

Bedroom 2

Bedroom 3

Principal Bedroom

4.41m x 3.78m 14' 6" x 12' 5"

3.78m x 2.70m 12' 5" x 8' 10"

3.19m x 2.66m 10' 6" x 8' 9"

49

#### welcome to

### 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

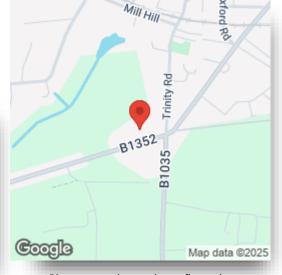
## £430,000





#### view this property online williamhbrown.co.uk/Property/CSJ109340





Please note the marker reflects the postcode not the actual property



Property Ref: CSJ109340 - 0002 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.

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