



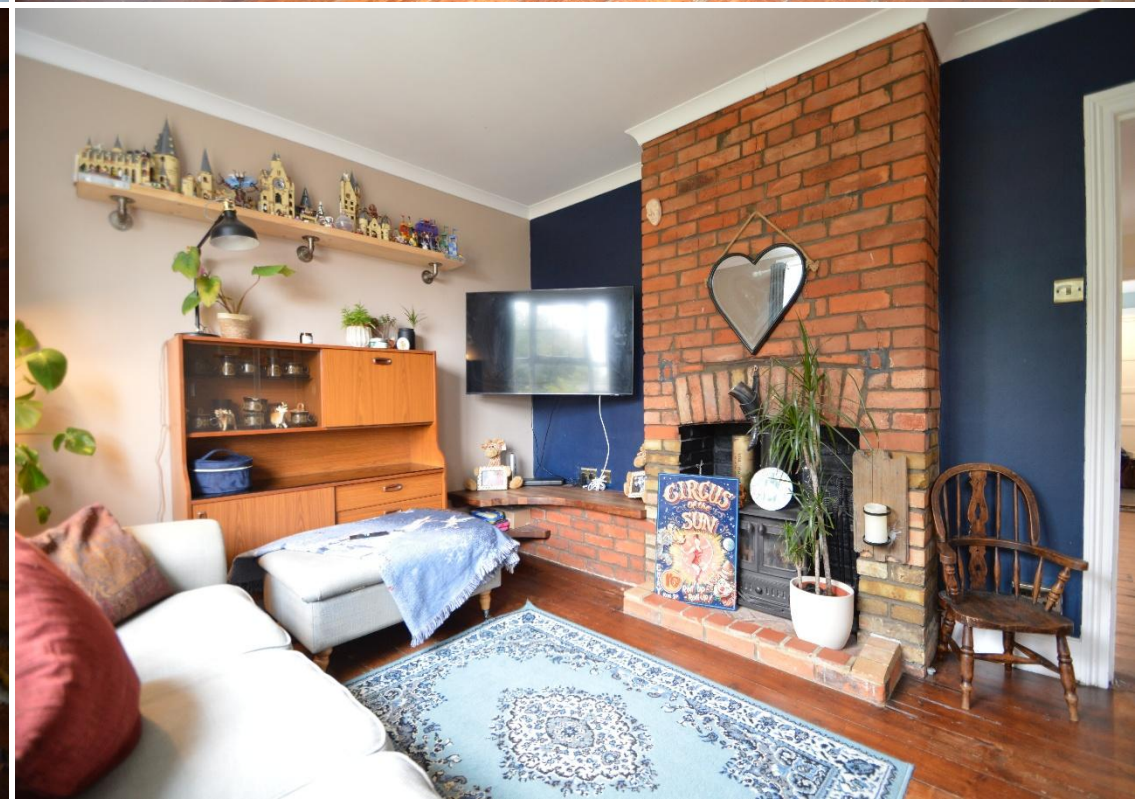
**4 HAYHOUSE ROAD**

Earls Colne, CO6 2PD

**Guide price £295,000**

**DAVID  
BURR**







4 Hayhouse Road, Earls Colne, Essex, CO6 2PD

4 Hayhouse Road is an attractive terraced Victorian property enjoying a pleasant and quiet location within this popular village. The property is entered via a panelled door accessing the sitting room which has exposed floorboards and a redbrick fireplace with an inset woodburning stove. A panel door leads to the dining room which has views to the rear courtyard and stairs rising to the first floor and an exposed redbrick chimney breast.

The kitchen is situated to the rear of the property and is fitted with a range of wall and floor mounted units, tiled splashbacks, a Belling cooker with an extractor hood above and a one and half bowl stainless steel sink. Beyond this is a useful pantry storage cupboard opposite which is a recess with plumbing for a washing machine. The bathroom is situated to the rear of the property and has a fully tiled enclosure with a 'P' shaped bath and shower above and a matching wash hand basin and WC. There is a door from the kitchen leading to the rear courtyard.

The principal bedroom is situated to the front of the property with views over the front garden and rolling farmland and has a large sash window. The second bedroom is situated to the rear with views over the courtyard and a further door leads to the third bedroom with a window to the side.

Outside  
The front garden is fenced on both sides and has a south facing aspect and two apples trees which provide focal points. There is a fenced courtyard to the rear providing access and there is a useful storage shed in the courtyard.

The well presented accommodation comprises:

Sought after village location	South facing front garden
Period features	Rear courtyard
Sitting room with log burner	Three bedrooms
Separate dining room	NO ONWARD CHAIN
Allocated parking space to the rear	

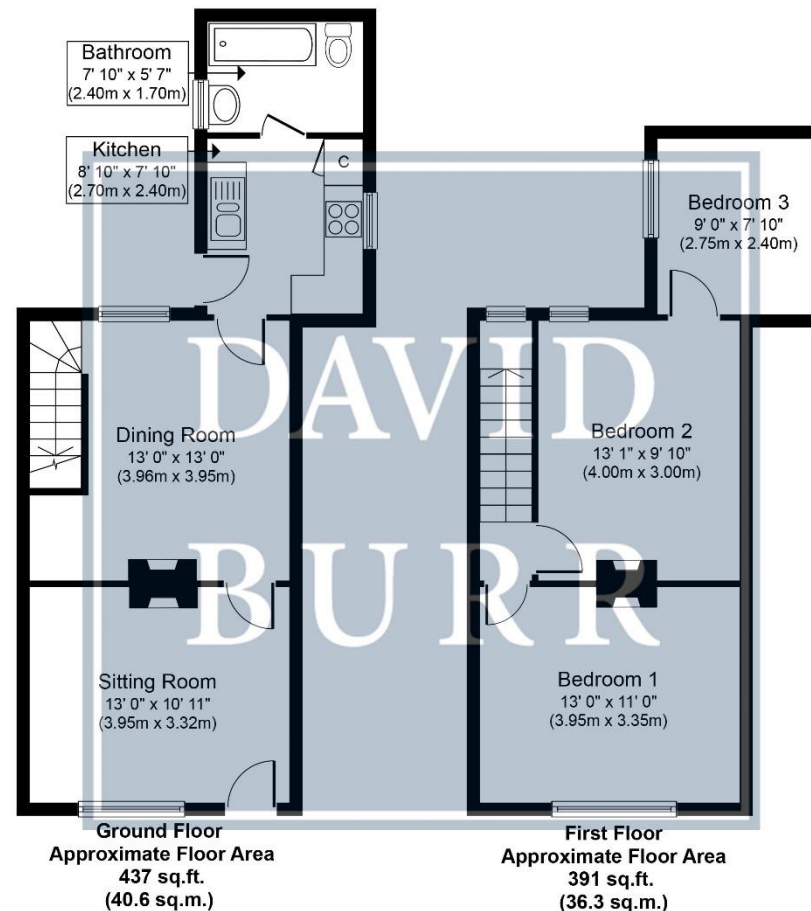
Location

Earls Colne is a well-served and highly sought-after North Essex village with many shops, post office, restaurants, public houses, sports centre, primary school, doctors’ surgery and golf courses. The village of Coggeshall is 4 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

Halstead 3 miles	Marks Tey – Liverpool St 70 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: D Council tax band: B

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

## Contact details

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