



INYANGA

Panfield, CM7 5AN

Guide price £440,000 to £450,000

**DAVID
BURR**



Inyanga, Hall Road, Panfield, Halstead, Essex, CM7 5AN

Constructed during the mid 1960's, and occupying a well proportioned overall plot, a three/four bedroom detached house which has been extended to the front, and is offered for sale with no ongoing chain.

The property occupies a lovely position on the periphery of the village and enjoys and almost semi-rural feel, with farmland to the front. The house is notably set back from the road side, thus offers lots of parking potential, and also features a private and westerly facing rear garden, of excellent size.

Panfield is a village and civil parish in the Braintree district, approximately 3.5 miles from the town centre. The village green and Bell Inn public house are key features of Panfield, which continues to prove extremely popular in light of its convenient location.

A glazed entrance door provides access to a well proportioned, light and airy entrance hall. Stairs ascend to the first floor and there is a useful fitted cupboard. The study or fourth bedroom is located to the front, on the eastern side of the house, and is supported by an independent shower room, with WC and hand wash basin. The sitting room features a fireplace and enjoys a westerly orientation for afternoon sun, with window and door which opens to the rear garden. There is a squared opening leading to the dining room, which is of a good size and thence to the kitchen, which is also accessed from the hallway.

The kitchen is more contemporary in its style, and features counter tops and handleless units incorporating floor and eye level cabinets, including glazed display cabinet. Breakfast bar, integrated dish washer, fridge/freezer, Bosch oven and matching microwave oven, understairs storage recess and oil fired boiler. From the kitchen there is a glazed door to modest external porch, in turn providing access to the driveway and front of the house, the garage.

The first floor comprises of three bedrooms, two of which are provided with built in cupboards. There is a modern bathroom suite and airing cupboard to the landing. The loft access is hinged with a ladder and we understand it is part boarded with a light connected.

Exterior;
A lengthy concrete driveway provides parking, and leads to the garage. The front garden is lawned and retain by hedge row for privacy.

The rear garden is lawned with mature and productive fruit trees, and various shrubs. A vegetable area and green house are situated at the foot of the garden, and paved patio across the rear of the building. The garage features natural lighting a side door and power supply connected.

The well presented accommodation comprises:

Three/four bedrooms	Sitting room
Family bathroom	Kitchen breakfast room
Bedroom four/study	Garage/workshop
Spacious entrance hall	Westerly facing, private rear garden
Ground floor shower room	NO ONWARD CHAIN

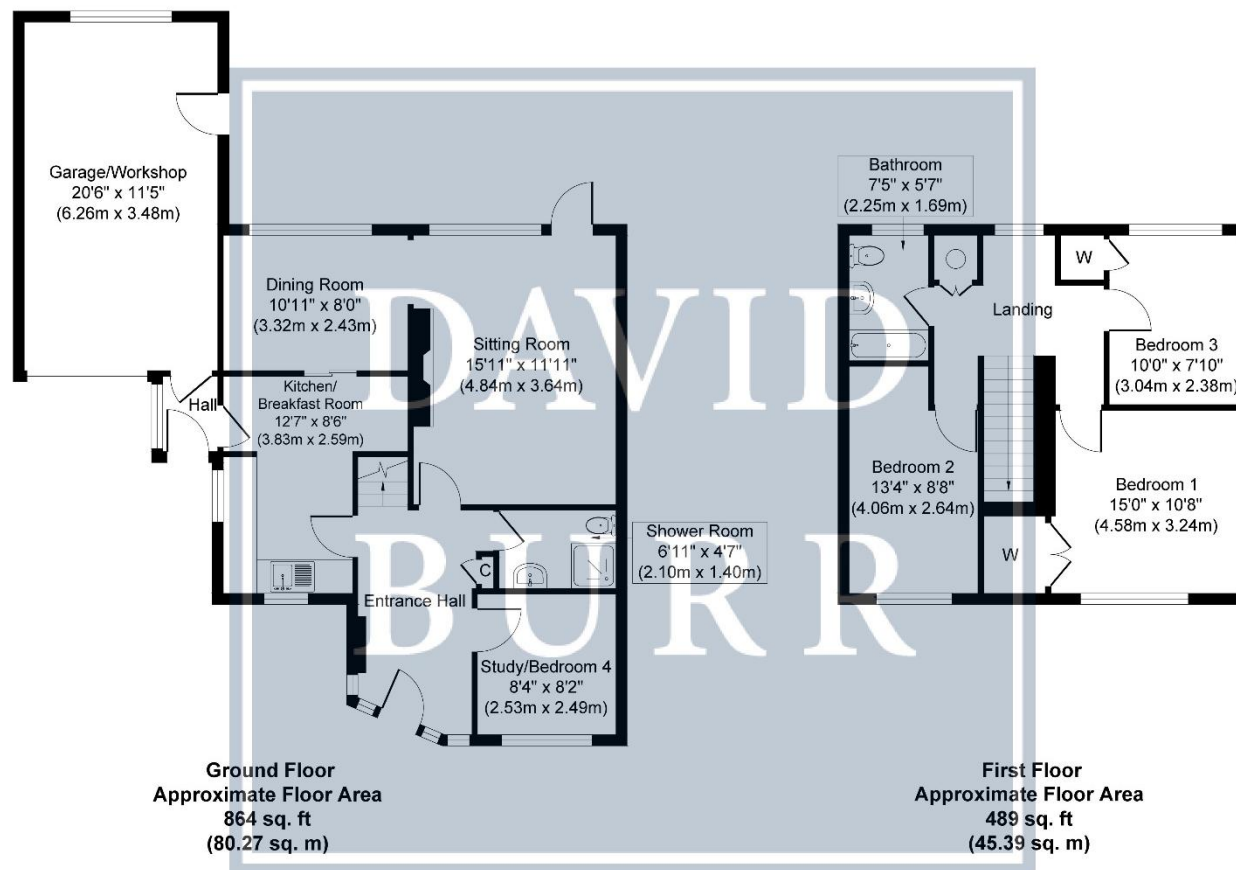
Location

Panfield is a small village surrounded by countryside with a parish church, village hall, recreational park, allotments and a pub. The nearby city of Braintree is only 3 miles away and includes extensive amenities and services.

Access

Braintree 3 miles	Braintree – Liverpool St 60 mins
Saffron Walden 19 miles	Stansted approx. 30mins
Colchester 20 miles	M25 J27 approx. 60 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

Oil fired heating to radiators. EPC rating: E Council tax band: E

Tenure: Freehold

Broadband speed: up to 1800 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

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