



11 Church Green, Chelmsford, CM1 4NZ

£570,000

**** CASH BUYERS ONLY - IN NEED OF A COMPLETE REFURBISHMENT - PLEASE CALL THE AGENT TO BOOK A VIEWING AND ALSO READ THE AGENTS NOTE ON PAGE TWO BEFORE CALLING **** A four bedroom detached family home overlooking a greensward to front and open countryside close by. The accommodation includes: Ground floor: PORCH, HALL, CLOAKROOM, INNER HALL, SITTING ROOM, FAMILY ROOM, STUDY/OFFICE, DINING ROOM, KITCHEN, UTILITY ROOM. First floor: FOUR BEDROOMS & FAMILY BATHROOM. The property has oil fired radiator heating (NOT TESTED), double glazing, solar panels, good size rear garden, ample driveway parking and a double garage.

01245 266765

AGENTS NOTE

THIS PROPERTY DOES REQUIRE EXTENSIVE WORK AND THERE ARE SOME FLOORBOARDS MISSING ON THE FIRST FLOOR SO IT IS NOT SUITABLE FOR CHILDREN TO ATTEND A VIEWING.

LOCALITY INFORMATION

The delightful village of Roxwell has a Memorial hall, St Michaels and All Angels church and church of England primary school. It is surrounded by open countryside. The city of Chelmsford is around 5 miles away and has a mainline railway station to London Liverpool Street. There are major roads to various parts of Essex which include the A12, M11 and A414. The village of Writtle is a couple of miles away and enjoys a picturesque village green and duck pond, excellent shopping facilities including Coop stores, restaurants, public houses and tea shops.

COUNTRYSIDE VIEWS NEARBY



OVERLOOKS GREENSWARD TO FRONT



ADDITIONAL FRONT VIEW



ENTRANCE PORCH 10'10" x 8'6" (3.31 x 2.60)



Upvc double glazed French doors to porch. Tiled floor, door to hall.

ENTRANCE HALL 7'2" x 5'6" (2.20 x 1.70)



Radiator, doors to family room, cloakroom and inner hall.

CLOAKROOM



Radiator, low level wc, pedestal wash hand basin.

INNER HALL 10'10" x 6'7" (3.31 x 2.03)



Radiator, return stairs to first floor, under stair space, doorway to dining room.

SITTING ROOM 18'1" x 11'11" (5.52 x 3.64)



Radiator, open aspect to family room, upvc double glazed patio doors to study/office and rear garden.

FAMILY ROOM 16'6" x 11'5" (5.04 x 3.49)



Radiator, bay area to front elevation with upvc double glazed windows.

STUDY/OFFICE 28'1" maximum x 7'10" (8.58 maximum x 2.40)



Floor to ceiling brick fireplace, bay upvc double glazed window to front.

FURTHER VIEW



DINING ROOM 11'1" x 10'10" (3.39 x 3.31)



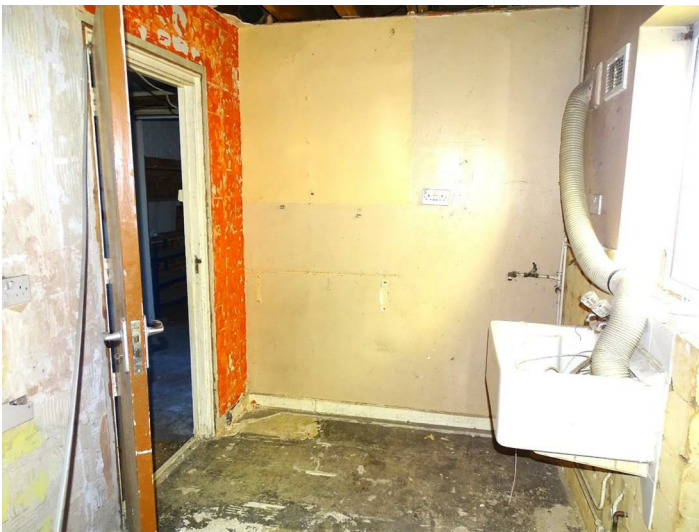
Full length upvc double glazed windows, wide opening to sitting room and doorway to kitchen.

KITCHEN 14'9" x 11'1" maximum (4.52 x 3.39 maximum)



Radiator, dual aspect upvc double glazed windows, door to utility room.

UTILITY ROOM 8'5" x 6'6" (2.59 x 1.99)



Butler sink, upvc double glazed window, doors to garage and side access.

L-SHAPED LANDING



Radiator, upvc double glazed window to front, access to roof space, recess with hot water cylinder (NOT TESTED).

BEDROOM ONE 18'1" x 11'11" (5.52 x 3.64)



Two radiators, shower unit, vanity wash hand basin, bow upvc double glazed window to front and window to rear.

BEDROOM TWO 14'9" x 12'7" (4.52 x 3.86)



Two radiators, vanity wash hand basin, bow upvc double glazed window to front.

BEDROOM THREE 10'10" x 7'9" (3.31 x 2.38)



Radiator, bow upvc double glazed window to rear.

BEDROOM FOUR 10'11" x 7'5" (3.35 x 2.28)



Radiator, dual aspect upvc double glazed windows.

FAMILY BATHROOM 6'11" x 5'5" (2.13 x 1.67)



Radiator, frosted upvc double glazed window to rear.

FRONT GARDEN

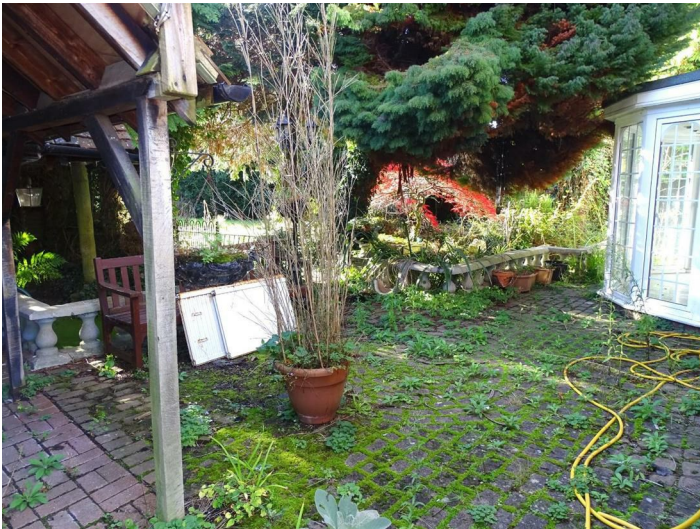
Well stocked shrub bed. There is side gate access through to the rear garden.

REAR GARDEN



There is a brick paved patio the rear elevation, two ponds and foot bridge to the lawned garden which is secluded by established shrubs and trees with an unoverlooked aspect. Oil storage tank.

PATIO TO REAR ELEVATION



POND ONE



POND TWO



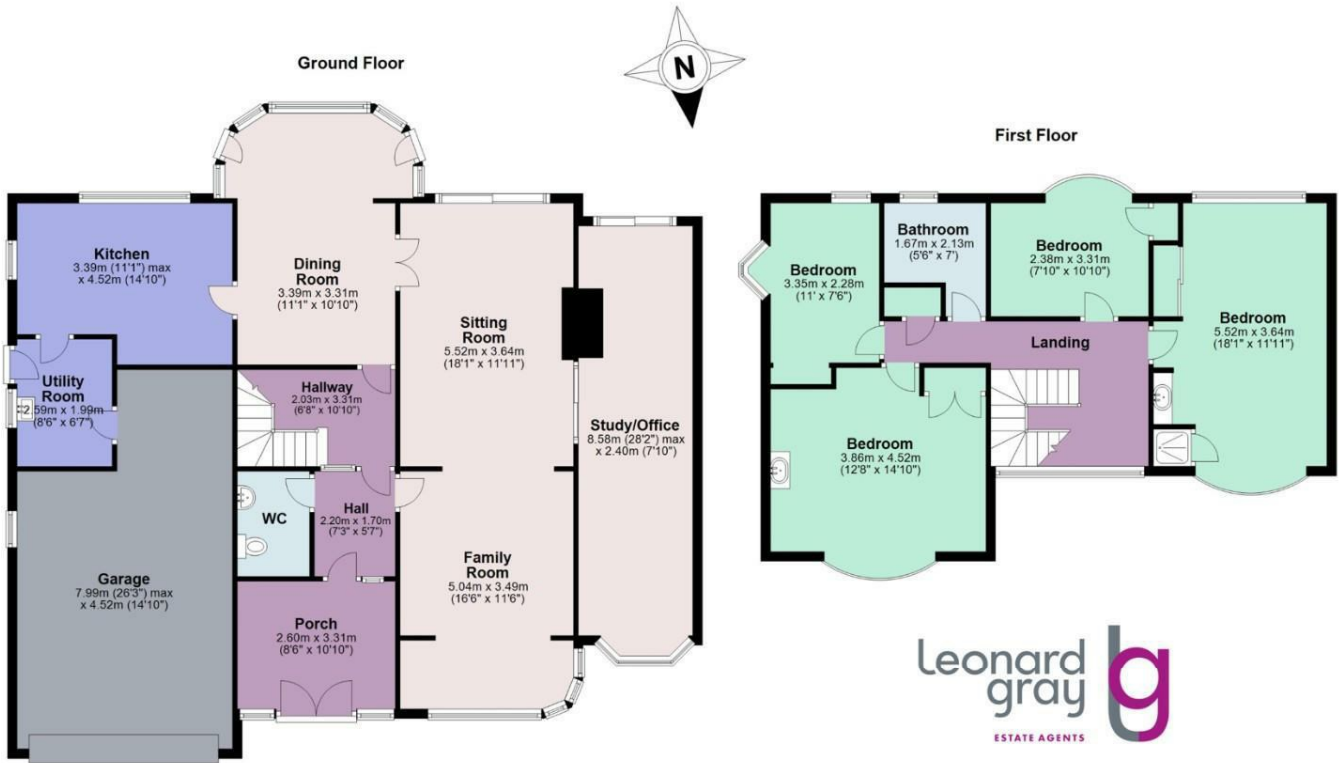
VIEW FROM LOWER GARDEN AREA TO REAR ELEVATION



DOUBLE GARAGE

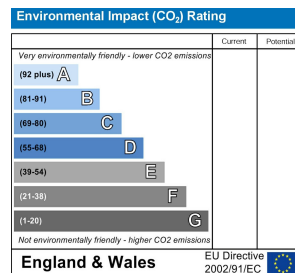
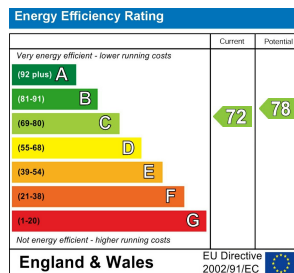


There is ample driveway parking for circa four cars leading to the double garage which has an electric up and over door (NOT TESTED), power and light within (NOT TESTED), oil fired boiler, solar inverter and battery system, frosted upvc double glazed window, door to utility room.



APPROX INTERNAL FLOOR AREA 230 SQ M (2470 SQ FT) (Includes Garage)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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