



**Church
Hawes**
churchandhawes.com
For Sale
01245 225853

Howe Green Road, Purleigh, Essex CM3 6QA
£425,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Directly overlooking undulating countryside is this this extended three/four bedroom semi-detached family home. The property has undergone numerous improvements by the current owners and is presented to a high order. Accommodation includes three bedrooms and a family bathroom to the first floor. On the ground floor is a large reception hall, shower room, family room/bedroom, lounge and a wonderful open plan kitchen and dining room which overlooks the garden. Externally, there is a driveway and a garage which has been professionally part converted to form a great HOME OFFICE. The rear garden is approx. 98' south easterly facing and very private. Energy rating E.



Location

The property is located within the parish of Purleigh, however, also very close to Cold Norton. Both Purleigh and Cold Norton have primary schools and convenience stores. Just a very short distance away is the Three Rivers Golf & Country Club with two 18 hole courses. South Woodham Ferrers with it's many amenities is less than 4 miles away and the historic town of Maldon just 6 miles away.

FIRST FLOOR

Bedroom 14'9 x 8'9 (4.50m x 2.67m)

Overlooking the rear garden.

Bedroom 11'8 x 11'6 (3.56m x 3.51m)

With far reaching countryside and farmland views.

Bedroom 12' x 6'10 (3.66m x 2.08m)

Overlooking the rear garden.

Family Bathroom/wc 8'7 x 6'10 (2.62m x 2.08m)

Modern suite.

Landing

GROUND FLOOR

Entrance Lobby

Reception Hall 10'2 x 10' (3.10m x 3.05m)

Shower Room/wc

Modern suite

Lounge/Bedroom 13' x 10'1 (3.96m x 3.07m)

Lounge 16' x 10'2 (4.88m x 3.10m)

Feature fireplace and open plan to family/dining room.

Kitchen 11'9 x 10'1 (3.58m x 3.07m)

Modern kitchen with appliances built in and wooden work surfaces. Open plan to:

Family & Dining Room 19'6 x 9'10 (5.94m x 3.00m)

A wonderful triple aspect room featuring bi-folding doors to the garden.

EXTERIOR

Front

Driveway for 2/3 cars.

Garage/Home Office

The garage has been part converted to form a store at the front and a great home office to the rear. The office, 11'5 x 10'4, is insulated and has heating.

South Easterly Facing Rear Garden approx 98' (approx 29.87m)

Large patio leading to lawn gardens.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.





Floorplan To Follow

