

**Hall View Road, Great Bentley
CO7 8LW
Guide Price £475,000-£500,000
Freehold**

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- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LOUNGE
- HOME OFFICE/BEDROOM FIVE
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM/SHOWER ROOM
- LARGE GARDEN
- OFF ROAD PARKING
- SITUATED IN THE CENTRE OF THE VILLAGE

**** FOUR DOUBLE BEDROOM DETACHED FAMILY HOME ****

Town and Country Residential are delighted to present this immaculate four bedroom detached house in the sought after village of Great Bentley. Guide Price £475,000-£500,000 Situated at the heart of the village, within walking distance to the Train Station (which has direct links to London Liverpool Street), shops, local Primary School which was rated as Outstanding in the latest Ofsted report and the second largest village green (43 acres) in England.

This stunning home is perfect for families seeking space, convenience and modern living. At the heart of the home lies the recently refurbished contemporary kitchen, which offers a sleek, open-plan layout, seamlessly merging with a spacious dining area. This open-plan kitchen diner is a unique feature of the property, presenting a perfect place for family meals, entertaining guests or simply unwinding after a long day. Further enhancing the property's appeal is the airy lounge which offers ample space for relaxation or entertaining. Completing the ground floor there is a dedicated home office, perfect for those working remotely, an insulated storage area and a shower-room which doubles as a utility room.

To the first floor you will find the impressive Principal Bedroom which houses built-in wardrobes as well as an En-suite shower-room, there are a further three double bedrooms and a family bathroom which complete the property. In conclusion, this property presents a unique opportunity to acquire a spacious, modern and well-appointed home in an excellent location. It truly embodies the perfect blend of style, convenience and comfortable family living.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wood effect uPVC partially glazed front door, Oak style flooring, inset spot lights, vertical radiator.

KITCHEN/DINER

22' 5" x 19' 3" (6.83m x 5.86m)

Obscured window to side, patio doors to rear. Oak style flooring, inset spot lights, three vertical radiators, contemporary range of gloss style wall and base units incorporating dishwasher, fridge/freezer, microwave, electric hob, eye level double oven, composite sink/drainer, Breakfast bar/island.

LOUNGE

19' 0" x 11' 3" (5.79m x 3.43m)

Two box bay windows to front, carpet flooring, two centre lights, two radiators.

OFFICE

9' 4" x 9' 0" (2.84m x 2.74m)

Window to rear, carpet flooring, centre light, radiator.

SHOWER ROOM/CLOAKROOM/UTILITY ROOM

9' 1" x 5' 9" (2.77m x 1.75m)

Obscured window to side, Oak style flooring, inset spot lights. Low level WC, freestanding sink bowl, worktop, space for washing machine and tumble dryer, shower cubicle with rainfall shower, heated towel rail, partially tiled walls.

STORAGE ROOM

Double doors to front, insulated walls, power and light, integral door to kitchen.



FIRST FLOOR LANDING

Carpet flooring, inset spot light, loft access.

PRINCIPAL BEDROOM

17' 3" x 9' 10" (5.25m x 2.99m)

Dual aspect windows to rear, carpet flooring, inset spot lights, centre light, radiator, fitted wardrobes.

EN-SUITE

7' 11" x 5' 7" (2.41m x 1.70m)

Obscured window to side, laminate flooring, centre light. Combination vanity unit, separate shower enclosure with rainfall shower, storage cupboard, partially tiled walls.

BEDROOM TWO

14' 6" x 9' 9" (4.42m x 2.97m)

Window to front, carpet flooring, two centre lights, radiator.

BEDROOM THREE

11' 6" x 8' 10" (3.50m x 2.69m)

Window to front, carpet, centre light, radiator

BEDROOM FOUR

11' 8" x 9' 7" (3.55m x 2.92m)

Window to side, carpet flooring, centre light, radiator.

FAMILY BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m)

Obscured window to side, laminate flooring, centre light. "P" shaped bath with rainfall shower over, combination vanity unit, fully tiled walls, heated towel rail.

EXTERIOR

FRONT

Block paved drive with space to park four cars, access to storage room.

REAR

Patio, laid to lawn, fenced borders, access to side.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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