



Lanhams Sampford Road, Cornish Hall End Braintree £595,000 **Freehold**



Kevin
Henry

Key Features



- Four bedrooms
- Gorgeous rear garden
- Potential to convert outbuilding into one bedroom annexe
- Excellent living space
- Ample driveway parking

This four bedroom house is located in the village of Cornish Hall End and the current owners have converted and improved the property to create lots of living space. Downstairs benefits from living room with feature multi fuel fire and large windows overlooking the garden whilst the well equipped kitchen opens up onto the conservatory which can be used as a dining room or family room. There are three bedrooms downstairs, one with en-suite plus a utility room that has plumbing for washing machine. A cloakroom completes the ground floor. The first floor boasts a spacious double bedroom and four piece suite bathroom. Outside of the property there is a super size



rear garden which is mainly laid to lawn with shrub borders with the benefit of a timber built summer house which could be easily converted into an office or games room.

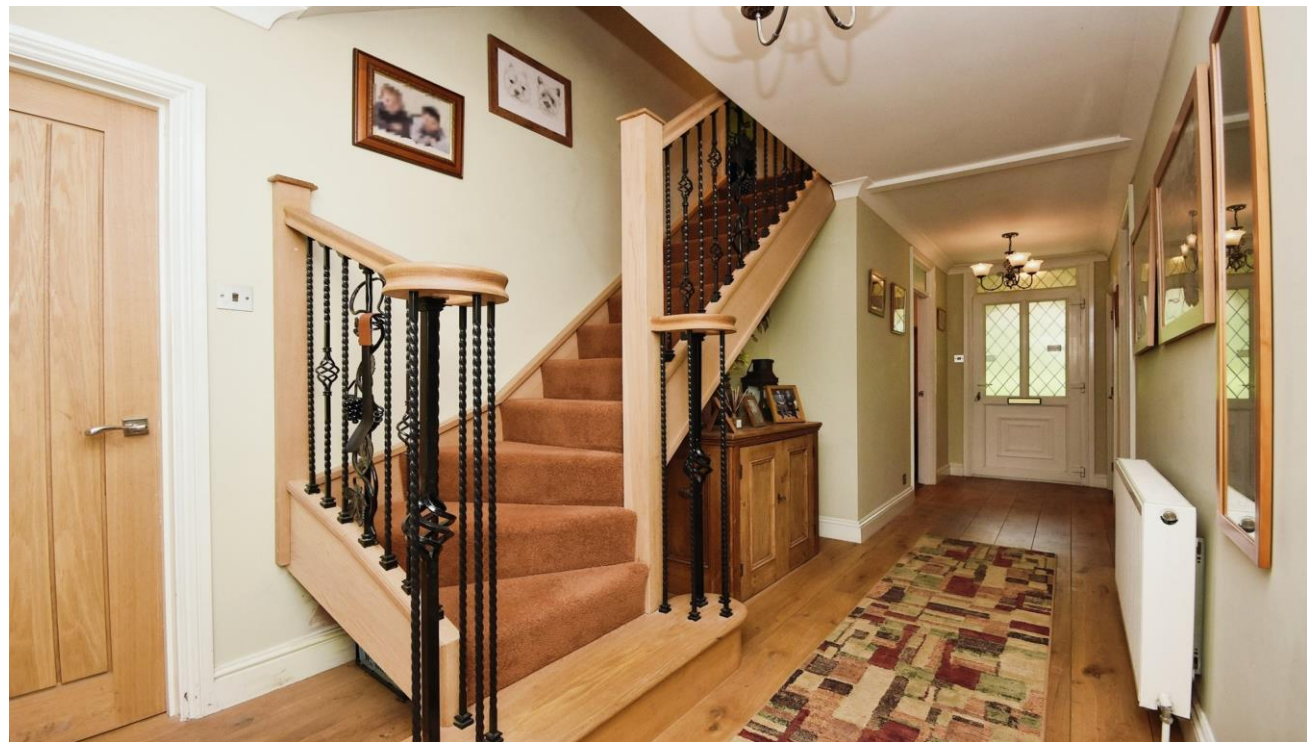
There is a further outbuilding which is currently being used as office space/tv room/guest room which potentially could be converted to a one bedroom annexe. To the front of the home there is a large drive way that provides off road parking for four cars.

The small village of Cornish Hall End has its own inn and parish church and is surrounded by some of the most beautiful countryside in the area. It is conveniently situated within easy reach of the fine old market towns of Saffron Walden, Thaxted and Great Dunmow, and the M11 access points and rail links to Liverpool Street. There is primary schooling at nearby villages and a Sainsbury's superstore at Hanchett End.

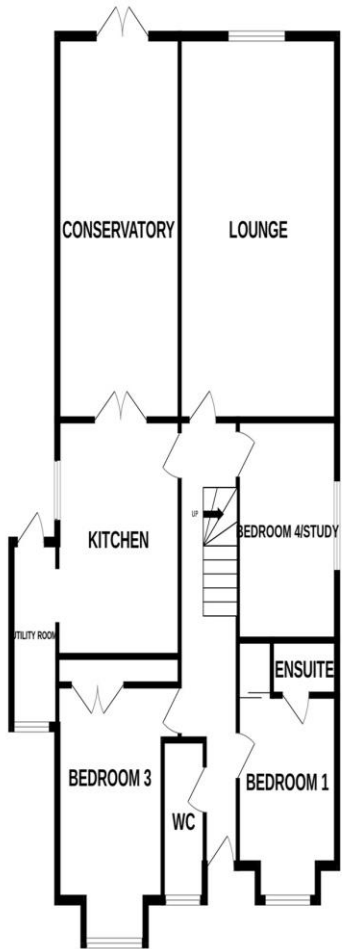
Hallway

Living Room 21'4 x 15'1

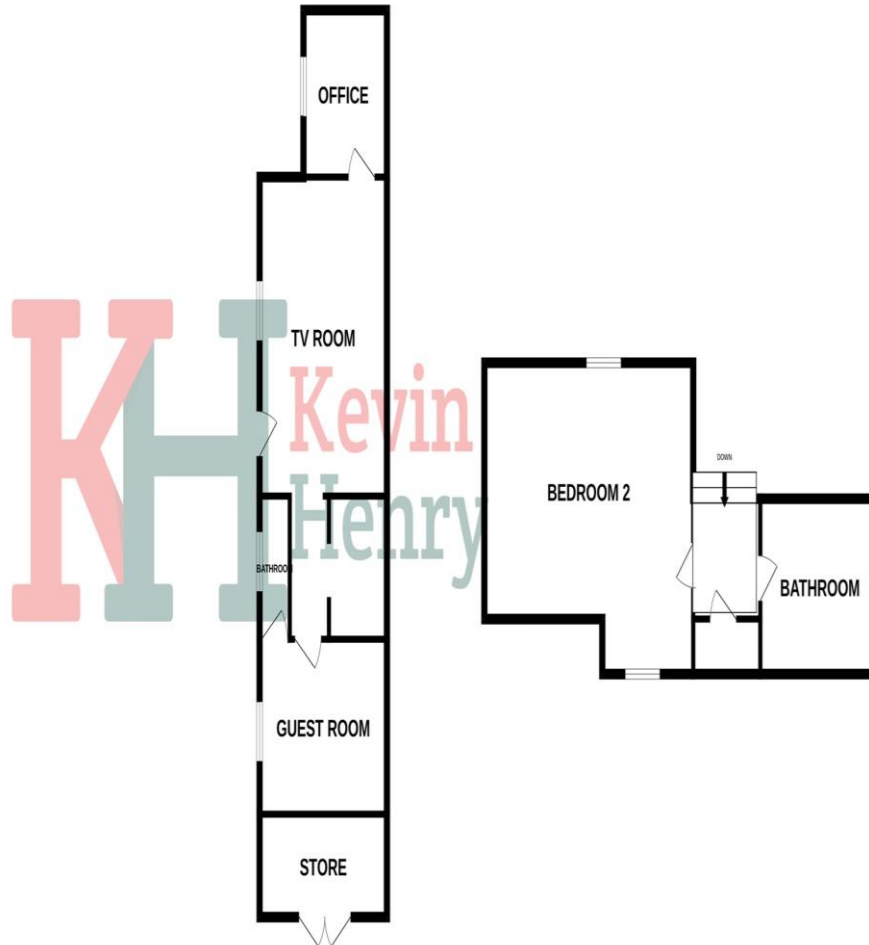
Kitchen 13'2 x 11'9



GROUND FLOOR



1ST FLOOR



Utility Room 10'4 x 4'5

Conservatory 19'1 x 11'8

Bedroom Four/Office 12'3 x 10'3

Bedroom One 11'9 x 10'8

Ensuite Bathroom

Bedroom Two 12'8 into bay x 12'1

First Floor Landing

Bedroom Three 16'5 max x 14'9 max.

Family Bathroom

Agents Note:

When looking on Googlemaps/Streetview, the best postcode to find a clear location and picture of the property is CM7 4HL

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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