



## 7 Honeywood Avenue, Coggeshall, Colchester, Essex, CO6 1PZ

£425,000

- Viewing is highly recommended
- Good family accommodation
- Three bedrooms
- Garage and parking
- Good sized rear garden
- Two reception rooms
- Planning in force for conversion of garage and further internal works



## 7 Honeywood Avenue, Colchester CO6 1PZ

Viewing is highly recommended on this three bedroom semi detached house. The property benefits from having two reception rooms, fitted kitchen and downstairs cloakroom to the ground floor. To the first floor there are three bedrooms and family bathroom. Garage and parking for two cars, enclosed unoverlooked rear garden.



Council Tax Band: E



#### Entrance Hall

Part glazed composite front door, wooden flooring, feature radiator, two storage cupboards, stairs to first floor, doors to :-

#### Lounge

13'0" x 11'8"

Double glazed window to front aspect, wood flooring, radiator, feature fire place with back boiler.

#### Kitchen

18'8" x 14'9" max

Double glazed window to rear aspect, range of base and eye level units. one and half bowl sink with mixer tap set, plumbed for washing machine, dishwasher and space for tumble dryer and large fridge/freezer. Double oven, gas hob and extractor over, wood working surfaces and brick effect splashbacks, wood flooring. Door to garage, double glazed door to rear garden.

#### Dining Room

14'9" x 11'8"

Double glazed French doors with side panels to rear garden, wood flooring, feature radiator, wall lights to compliment.

#### Downstairs Cloakroom

Low level WC, wash hand basin inset to vanity unit, part tiled walls to compliment

#### Bedroom One

16'3" x 9'0"

Double glazed window to front aspect, feature radiator, inset lighting to compliment.

#### Bedroom Two

10'10" x 7'6"

double glazed window to rear aspect, inset lighting to compliment, feature radiator.

#### Bedroom three

7'6" x 7'3"

Double glazed window to rear aspect, feature radiator, inset lighting to compliment

#### Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin inset to vanity unit, panel path with shower over and shower screen. Heated towel rail, part tiled wall, wood effect flooring, inset lighting to compliment

#### Rear Garden

Commencing with patio area continuing to side, flower and shrub borders to side and rear, artificial lawn allowing for use all year round. Garden shed x 2. unoverlooked as backing on to Honywood School.

#### Front Garden/Parking

independent driveway, remaining laid to stone providing parking for at least two cars.

#### Garage

Single attached garage with up and over door, power and light connected. Please see Agents /Note

#### Stairs and Landing

Double glazed window to side aspect, loft hatch, inset lighting to compliment, doors to :-

#### Agents Note

Planning was approved 19/00941/HH from Braintree Council to carry out works



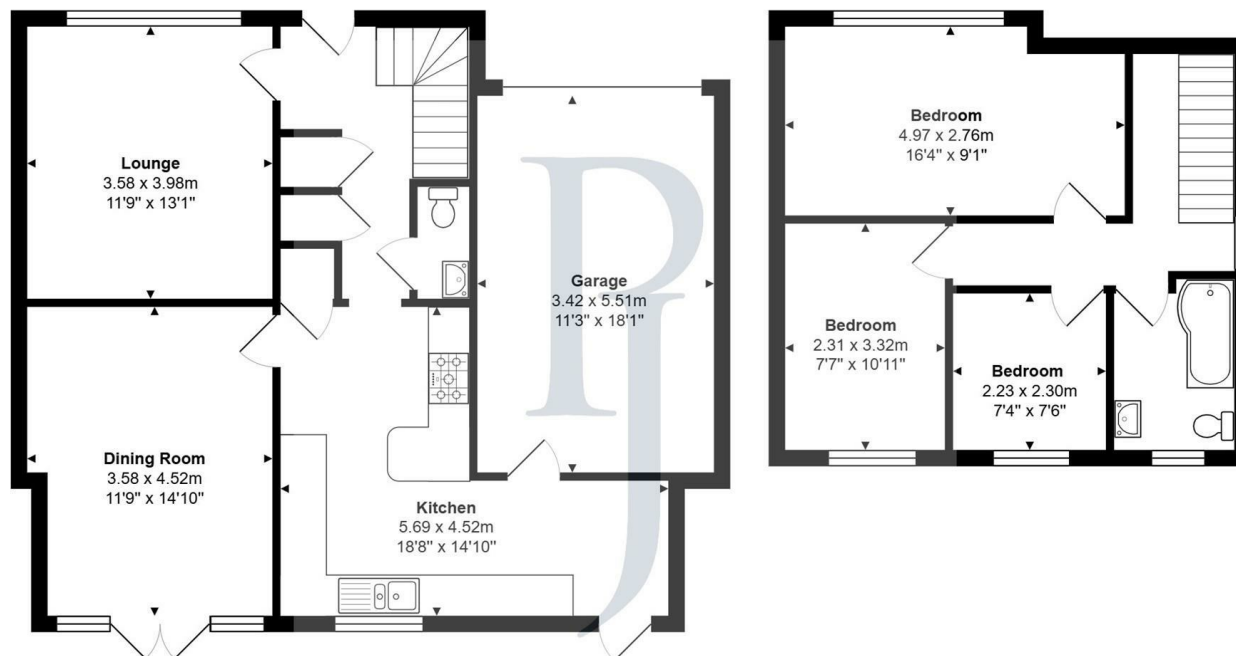
including conversion of the garage and internal alterations including an ensuite to master bedroom. Some of the works have been undertaken so the planning is still in force

Epc is commissioned to be carried out week commencing 19th Jan

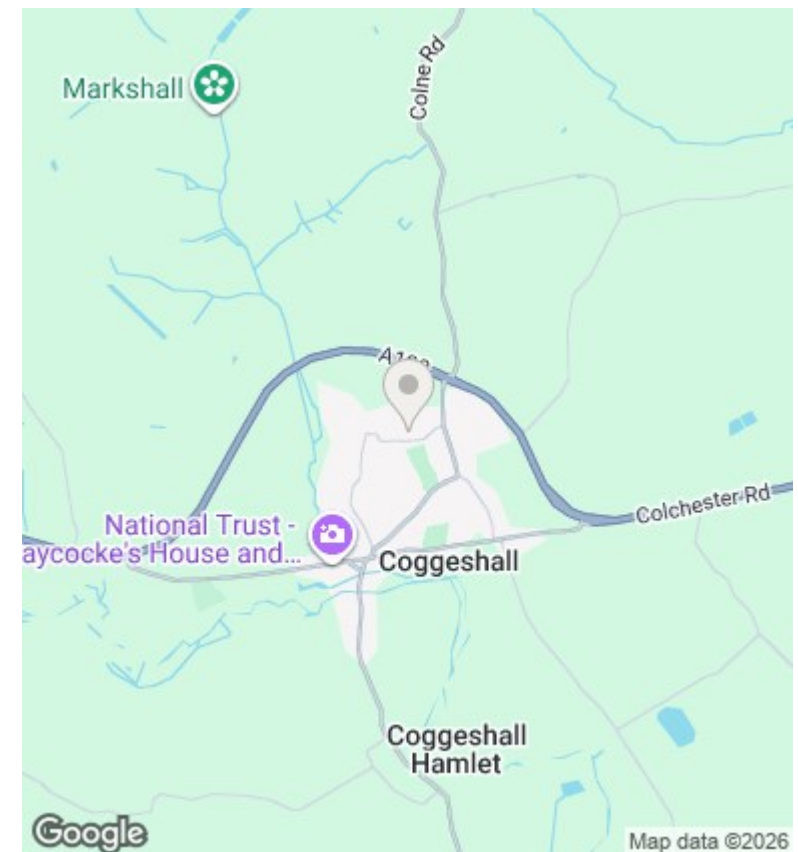








Total Area: 100.1 m<sup>2</sup> ... 1078 ft<sup>2</sup> (excluding garage)  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		