

Green Trees Avenue, Cold Norton, Essex CM3 6JA

Guide price £575,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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APPROX 2,000 SQUARE FEET/186 SQUARE METERS incl garage. Nestled within the highly desirable village of Cold Norton, this SUBSTANTIAL FAMILY FOUR bedroom house offers impressive accomodation. The property presents an exceptional opportunity for families seeking a spacious and well-located home. Offering a generous layout, the property is designed to accommodate modern living with comfort and style. The ground floor offers a lounge, dining room, study, kitchen/breakfast room and a good size games room. Ascending to the first floor, you will find four well-proportioned bedrooms, offering comfortable accommodation for a growing family. The bathroom serves these bedrooms, providing essential facilities for daily routines.

One of the standout features of this property is its expansive garden measuring approx 105 feet/32 meters with large Summer house/cabin. This large outdoor space offers a fantastic environment for recreation, gardening enthusiasts, and al fresco dining. Imagine summer barbecues, children playing freely, or simply unwinding amidst the greenery after a long day. Parking on the driveway for three vehicles. Situated in the popular village of Cold Norton with its own pub "The Norton" and The "Three Rivers Golf and Country club", residents benefit from a peaceful rural setting with some amenities on your doorstep whilst remaining within a short drive of South Woodham Ferrers and the historic town of Maldon. Railway stations are close by in North Fambridge and South Woodham Ferrers. Council Tax Band F. Energy Efficiency Rating E.







Main Bedroom 20'8 x 10'0 (6.30m x 3.05m)
Dual aspect with pvc double glazed windows to front and rear, two radiators. Wood effect flooring.

En Suite
Pvc double glazed window, three piece suite comprising of wc, wash hand basin, shower cubicle.

Bedroom 2 10'9 x 10'3 (3.28m x 3.12m)
Pvc double glazed window, radiator. Wood effect flooring

Bedroom 3 10'3 x 8'4 (3.12m x 2.54m)
Pvc double glazed window, radiator. Wood effect flooring

Bedroom 4 10'11 x 6'8 (3.33m x 2.03m)
Pvc double glazed window, radiator. Wood effect flooring. Storage cupboard.

Bathroom
Pvc double glazed window, towel radiator. Four piece white suite comprising of wc, wash hand basin and mixer tap, bath with mixer tap and shower cubicle with shower system. Part tiled to walls and tiled to floor.

Landing
Pvc double glazed window, airing cupboard and access to loft. Stairs to entrance hall.

Entrance Hall
Entrance door, doors to

Cloakroom
Pvc double glazed window, two piece suite comprising of wc and wash hand basin.

Lounge 20'10 x 11'8 (6.35m x 3.56m)
Pvc double glazed window, two radiators, brick feature fireplace. Double doors to inner hall and through to dining room.

Dining Room/Sun Lounge 19'1 x 9'0 (5.82m x 2.74m)
Pvc double glazed windows overlooking the rear garden and french doors to rear garden. Tiled floor. Through to study.

Study 10'2 x 9'10 (3.10m x 3.00m)
Radiator, tiled floor and door to entrance hall.

Kitchen/Breakfast room 20'9 x 10'0 (6.32m x 3.05m)
Pvc double glazed window, selection of base and wall cabinets with space for range cooker and space for fridge/freezer and dish washer. Sink and drainer unit with mixer tap. Pvc double glazed window and door to utility to rear.

Utility Room 9'11 x 9'0 (3.02m x 2.74m)
Base cabinets with sink and drainer, space for washing machine and tumble dryer. Door to rear garden.

Games Room 17'10 x 14'6 (5.44m x 4.42m)
This impressive sized room offers a delightful Lantern to the ceiling giving maximum light. Pvc double glazed window to front and rear and door to rear garden. Two wall heaters.

Rear Garden 105' (32.00m)
This impressive garden offers patio area with path to the end of the garden leading to the large summerhouse. Remainder is lawned. Shed and Greenhouse. Access to side leads to the frontage.

Summer House 15'7 x 12'5 (4.75m x 3.78m)
Ever fancied your own room for garden entertaining, this certainly fits the bill. Ideal as your garden retreat or games room

Frontage
Parking on driveway for three vehicules.

Garage

Area Information
Cold Norton is a popular village located between the Historic town of Maldon and South Woodham Ferrers in the Dengie Peninsula. There is a community run pub "The Norton Pub". The Three Rivers Golf & Country Club is popular with golfers and ideal for social events. North Fambridge railway station is approx 2.4 miles and South woodham Ferrers station is approx 4.1 miles, both giving direct access to London Liverpool Street Station.

Cold Norton is a village situated in the Maldon district about 10 miles east of Chelmsford. It is known for its rural setting with views of the River Crouch, a primary school, a village hall, and the Three Rivers Golf and Country Club. The local parish church, St. Stephen's, has historical significance as the first Church of England marriage to be performed by a female priest.

Agents Note, Money Laundering & Referrals
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

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In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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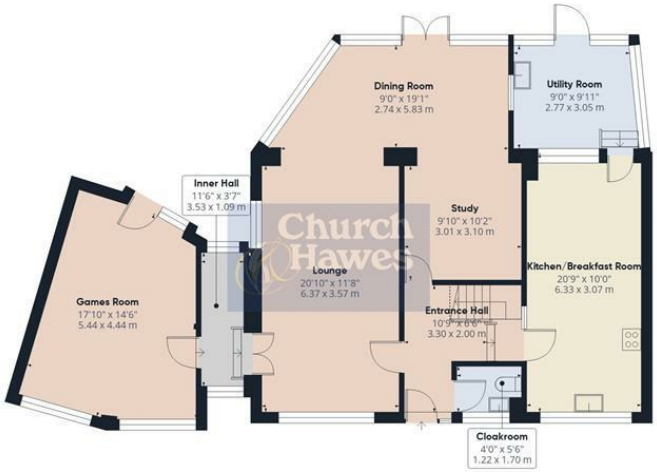

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Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

2020 ft²

187.6 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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