



**The Greenways, Coggeshall CO6 1QH**

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## The Greenways, Coggeshall

\*\* GUIDE PRICE £380,000 - £400,000 \*\*Beautifully presented detached home located in a cul-de-sac. Three double bedrooms, bathroom with separate shower and downstairs cloakroom, Lounge, study and dining room. Kitchen and utility room. Front and rear gardens.



## **Location**

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years.

Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256.

Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022.

Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

## **Entrance Porch**

Entrance door to front and door into :-

## **Lounge**

Double glazed window to front. Feature fireplace.

## **Dining Room**

10' 3" 8 x 8' 8" ( 3.12m 8 x 2.64m )

Double glazed patio doors to rear and door into :-

## **Kitchen**

13' x 7' 4" ( 3.96m x 2.24m )

Double window to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Larder cupboard and breakfast room. Double oven, hob and extractor fan. Space for dishwasher and fridge/freezer.

## **Utility Area**

Door to side. Washing machine and tumble dryer. Cupboard space.

## **Study**

9' x 7' 11" ( 2.74m x 2.41m )

Double glazed window to front. Electric radiator.

## **Cloakroom**

6' 1" x 2' 6" ( 1.85m x 0.76m )

Double glazed frosted window. Boiler. Hand wash basin and w/c.

## **Inner Hall**

Stairs rising to first floor.

## **Landing**

### **Bedroom One**

13' 5" x 9' 8" ( 4.09m x 2.95m )

Double glazed window to rear and radiator.

### **Bedroom Two**

12' 5" x 9' 8" ( 3.78m x 2.95m )

Double glazed window to front and radiator.

### **Bedroom Three**

11' 4" x 9' ( 3.45m x 2.74m )

Double glazed window to front. Radiator and built in storage.

## **Bathroom**

8' 10" x 6' ( 2.69m x 1.83m )

Double glazed frosted window to rear. Hand wash basin, w/c, bath and shower. Radiator.

## **Exterior**

Two outbuildings. One of which is located to the left of the property and is the full length of the house which incorporates a large storage space.

## **Front Garden**

Driveway offering off road parking. Lawned area.

## **Rear Garden**

Enclosed by panel fencing. South west facing.



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## The Greenways, Coggeshall Detached family home

- Three double bedrooms
- First floor bathroom and downstairs cloakroom
- Lounge, dining room and study
- Kitchen and utility

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£380,000 - £400,000**



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CGS105442 - 0010

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



2 Market Hill, Coggeshall, COLCHESTER, Essex, CO6 1TS



[williamhbrown.co.uk](http://williamhbrown.co.uk)