



19 Green Trees Avenue, Cold Norton , CM3 6JA
Price £625,000

Church & Hawes

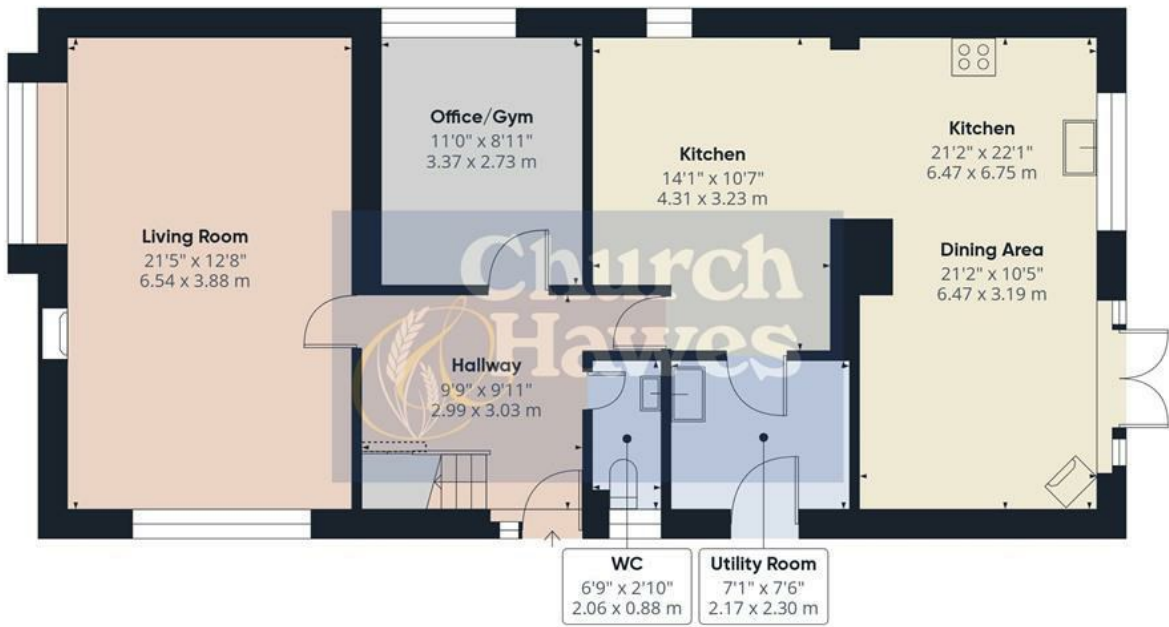
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this impressive Four Bedroom Detached Home, perfectly situated in the highly sought-after village of Cold Norton. This property offers an exceptional blend of spacious living and modern convenience, making it an ideal choice for families seeking a tranquil yet well-connected lifestyle.

Upon entering, you are greeted by a welcoming entrance leading to a comfortable Living Room, perfect for relaxation. The heart of this home is undoubtedly the Open Plan Kitchen/Dining Room, a bright and airy space designed for both everyday family life and entertaining. This area seamlessly connects to the rear garden, enhancing the indoor-outdoor flow. Additionally, the ground floor benefits from a versatile Office/Gym, providing flexible space for working from home or pursuing hobbies, alongside a convenient Ground Floor Cloakroom and a practical Utility Room. This thoughtful layout ensures every family member has their own space.

Ascending to the first floor, you will find Four well-proportioned Bedrooms, offering ample accommodation for a growing family. The principal bedroom features a private En-Suite, providing a luxurious retreat, while the remaining bedrooms are served by a contemporary Family Bathroom. Externally, the property boasts a Driveway and Garage, offering ample off-road parking and storage. The Rear Garden, measuring in excess of 100', provides a fantastic outdoor space for children to play, gardening enthusiasts, or simply enjoying the outdoors. Cold Norton offers a peaceful village setting with convenient access to local amenities, reputable schools, and transport links, making it an excellent location for family living. Viewing is essential to fully appreciate the quality and lifestyle this well-appointed home offers.



Floor 0 Building 1



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Approximate total area⁽¹⁾
1591 ft²
147.9 m²

Reduced headroom
1 ft²
0.1 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.

GIRAFFE360



Bedroom 13'6 x 13'0 (4.11m x 3.96m)

Double glazed window to front, radiator, fitted bedroom storage, door to:

En-Suite 8'1 x 6'3 (2.46m x 1.91m)

Obscure double glazed window to side, tiled double shower unit with rainfall shower and hand held attachment, w.c, wash hand basin with drawe unit below, extractopr fan, heated towel rail.

Bedroom 13'7 x 11'3 (4.14m x 3.43m)

Double glazed window to rear, radiator.

Bedroom 12'9 x 8'2 (3.89m x 2.49m)

Double glazed window to front, radiator.

Bedroom 12'9 x 8'2 (3.89m x 2.49m)

Double glazed window to rear, radiator.

Bathroom 6'7 x 6'3 (2.01m x 1.91m)

Double glazed window, suite comprising p-shaped bath with rainfall shower and hand held attachment, w.c., wash hand basin with mixer tap and drawer unit, tiled to walls, heated towel rail.

Landing

Access to loft and airing cupboard, half height double glazed window to side, stairs down to:

Entrance Hall

Entrance door to side, obscure double glazed window to side, verticle radiator, under stairs storage cupboard, wood effect flooring, doors to further accommodation, including:

Cloakroom 6'9 x 2'10 (2.06m x 0.86m)

Obscure double glazed window to side, low level w.c., wash hand basin with mixer tap with splash backs, radiator.

Office/Gym 11'0 x 8'11 (3.35m x 2.72m)

Double glazed window to side, radiator.

Living Room 21'5 x 12'8 (6.53m x 3.86m)

Double glazed window to side, double glazed bow window to front, feature fireplace with log burner, space for television in media wall.

Kitchen/Dining Room

Double glazed window to side, double glazed window to rear, double glazed double doors to rear, two radiators, range of matching units, two integrated ovens, space for fridge/freezer, space for microwave, electric hob with extractor set into work surface, 1 1/2 bowl composite sink with mixer tap set into work surface, further pellet burning stove, door to:

Utility Room 7'6 x 7'1 (2.29m x 2.16m)

Part double glazed, work surface with 1 1/2 bowl stainless steel sink drainer unit inset, space and plumbing for washing machine, range of units.

Garage 30'6 x 9'10 (9.30m x 3.00m)

Up and over door to front power and light connected, part glazed door to side.

Rear Garden in excess of 100' (in excess of 30.48m)

Commences with paved patio area, access to front via pathways to both sides, block paved path leading to rear, mainly laid to lawn, outside power points.

Garden Office 16'10 x 9'6 (5.13m x 2.90m)

Double glazed windows to front, double glazed double doors to front, power and lighjt connected, two electric heaters, hard wired WiFi.

Frontage

Substantial block paved driveway providing ample parking, lawned area to one side, feature retained shingle area to front boundary.

Location

Green Trees Avenue is a popular residential turning situated within the charming village of Cold Norton, offering a peaceful semi-rural setting whilst remaining conveniently positioned for everyday amenities and commuter links. The village benefits from a strong community atmosphere and enjoys easy access to the picturesque River Crouch countryside.

Families are well catered for with the well-regarded Cold Norton Primary School located within the village and easily accessible on foot or by a short drive. For dining and socialising, the popular The Norton public house and restaurant is also within the village, offering a welcoming environment for residents and visitors alike.

For commuters, North Fambridge Railway Station is approximately 2.5 miles away, providing direct rail services to London Liverpool Street. The nearby towns of Maldon, Burnham-on-Crouch and South Woodham Ferrers offer a wider range of shopping, leisure and educational facilities.

The area is particularly renowned for its attractive countryside surroundings, riverside walks and sailing opportunities along the River Crouch, making Green Trees Avenue an excellent location for those seeking village living with convenient access to both local amenities and transport connections.

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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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

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