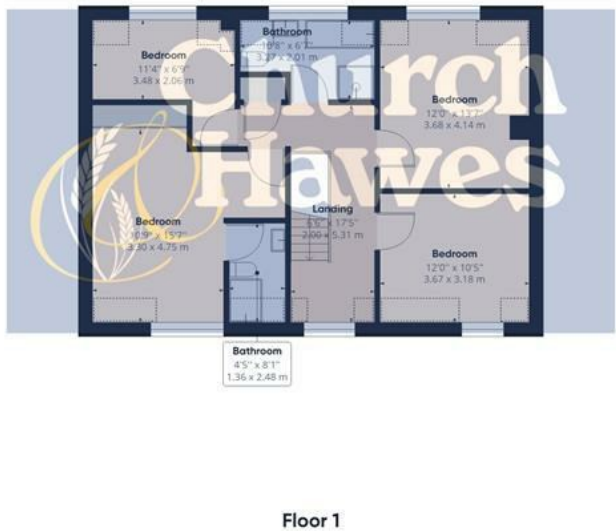
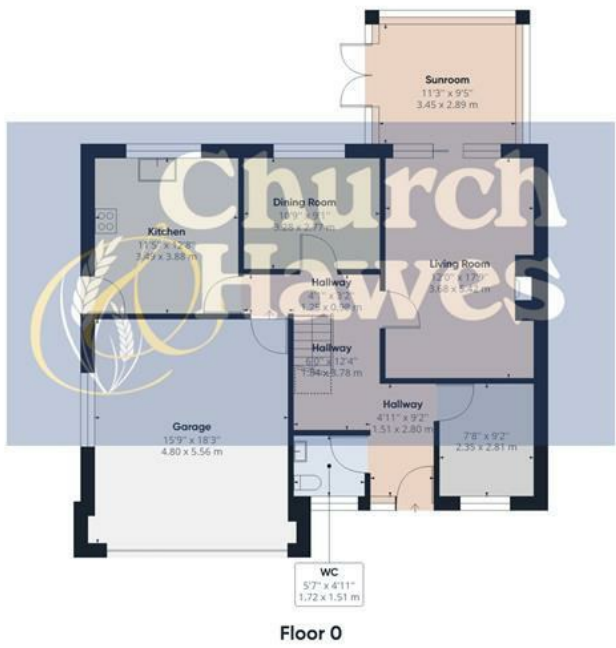




Church Street, Goldhanger , Essex CM9 8AR
Price £700,000

A SUBSTANTIAL FOUR BEDROOM DETACHED HOME LOCATED WITHIN THE IDYLIC VILLAGE OF GOLDHANGER. The property offers superb potential to refurbish and improve. Accommodation currently comprises Four First Floor Bedrooms with Ensuite bathroom and Four piece Family Bathroom. The Ground Floor of this home incorporates Three Reception Rooms in the form of a Study, Dining Room and Living Room with Conservatory overlooking the Garden to rear. Further accommodation includes a Ground Floor Cloakroom, Kitchen and intergral Double Garage. Externally, the Rear Garden (which backs onto fields) measures approx. 120'. To the front there is ample Driveway Parking on the shingle Driveway and in the Double Garage. The property is also offered for sale with No Onward Chain. Council Tax Band TBC. EPC: E.



Approximate total area⁽¹⁾
1921.73 ft²
178.53 m²

Reduced headroom
86.59 ft²
8.04 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Bedroom

Window to front, fitted wardrobe with sliding mirrored doors, radiator, electric heater, coved to ceiling, door to:

En-Suite

Corner bath, low level w.c., pedestal wash hand basin, radiator, extractor fan, part tiled to walls, coved to ceiling.

Bedroom

Leaded light double glazed window to rear, radiator, coved to ceiling.

Bedroom

Leaded light double glazed window to rear, radiator, coved to ceiling, fitted wardrobe with sliding mirrored doors.

Bedroom

Leaded light double glazed window to front, radiator, coved to ceiling.

Bathroom

Obscure double glazed leaded light window to rear, wash hand basin with vanity unit, panelled bath, tiled shower, low level w.c., part tiled to walls, wood effect flooring, coved to ceiling,

Landing

Leaded light double glazed window, access to loft and airing cupboard, access to loft, stairs down to:

Entrance Hall

Leaded light double glazed window and door to front.

Study

Leaded light double glazed window to front, radiator, coved to ceiling.

Cloakroom

Obscure window to front, radiator, wash hand basin, wood effect flooring, coved to ceiling.

Living Room

Feature fireplace, radiator, coved to ceiling, double glazed sliding doors to:

Conservatory

Double glazed windows to sides and rear, double glazed double doors to side, tiled floor polycarbonate ceiling.

Dining Room

Leaded light double glazed window to rear, radiator, coved to ceiling, dado rail.

Kitchen

Leaded light double glazed window to rear, part glazed door to side, coved to ceiling range of matching units, sink drainer unit.

Double Garage

Two up and over doors to front, power and light connected, door into Entrance Hall.

Rear Garden

Commences with paved seating area, access to front via side gate, outside tap, mainly laid to lawn with planting areas, timber Summer House to rear.

Frontage

Shingle Driveway providing Parking for several vehicles leading to Entrance door and side access. lawned area to one side, low level wall to front boundary.

Agents Note

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 him/herself 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.

