



Cornish Hall End, Braintree, CM7 4HD

CHEFFINS

Cornish Hall End

Braintree,
CM7 4HD

- Rural Village Location
- Far-Reaching Countryside Views
- Four/Five Bedroom Detached Family Home
- Large Driveway
- Family Bathroom and Downstairs WC
- Air Conditioning Throughout The Property
- Electric Central Heating
- Freehold
- EPC Rating TBC

A beautiful, four/five bedroom detached family home, situated in a rural village location with picturesque countryside views. Benefitted by bright and airy living accommodation, second floor home office/study and generous driveway for ample parking. (EPC Rating TBC)

5 1 2

£575,000





LOCATION

Cornish Hall End is a picturesque village with a local inn and church, surrounded by stunning countryside. It's conveniently close to Saffron Walden, Thaxted, and Great Dunmow, with easy access to the M11 and rail links to London. Viewing is highly recommended!

GROUND FLOOR

PORCH

Windows to side, radiator, stairs to first floor, door to:

ENTRANCE HALL

Understairs storage cupboard, door to rear garden, doors to:

LIVING ROOM

Triple aspect windows, log burner, two radiators, French doors to rear garden.

KITCHEN

Matching base and eye level units with worktop over, Neff electric hob and oven with extractor over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, dual aspect windows, radiator.

DINING ROOM

Dual aspect windows, radiator.

WC

Two piece suite comprising of low wc, hand wash basin, built in storage, obscure window to side.

FIRST FLOOR

Storage cupboard, stairs to second floor, doors to:

BEDROOM ONE

Dual aspect windows, radiator.

BEDROOM TWO

Dual aspect windows, storage cupboard, radiator.

BEDROOM THREE

Dual aspect windows, radiator.

BATHROOM

Three piece suite comprising of panelled bath with shower over, low wc, hand wash basin with built in storage, heated towel rail, obscure window.

SECOND FLOOR

BEDROOM FOUR

Window to side, radiator, open to:

BEDROOM FIVE/STUDY

Window to rear, radiator.

OUTSIDE

The property has one parking space to the front with a shared driveway that leads to the rear garden providing further parking for 3 vehicles.

Upon leaving the rear of the property, you step onto a patio area perfect for seating, which wraps round to the front of the property. The remainder of the garden is laid to lawn, with a field gate providing access to the gorgeous countryside with far-reaching views.

AGENTS NOTE

AGENTS NOTE - For more information on

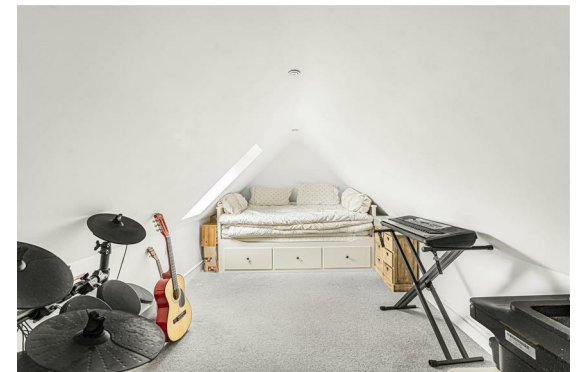
this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Approximate Gross Internal Area 1569 sq ft - 146 sq m

Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 612 sq ft – 57 sq m

Second Floor Area 318 sq ft – 30 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£575,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Braintree



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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