



54 Hall Estate, Goldhanger , Essex CM9 8BB
O.I.E.O £400,000

Church & Hawes

Est. 1977

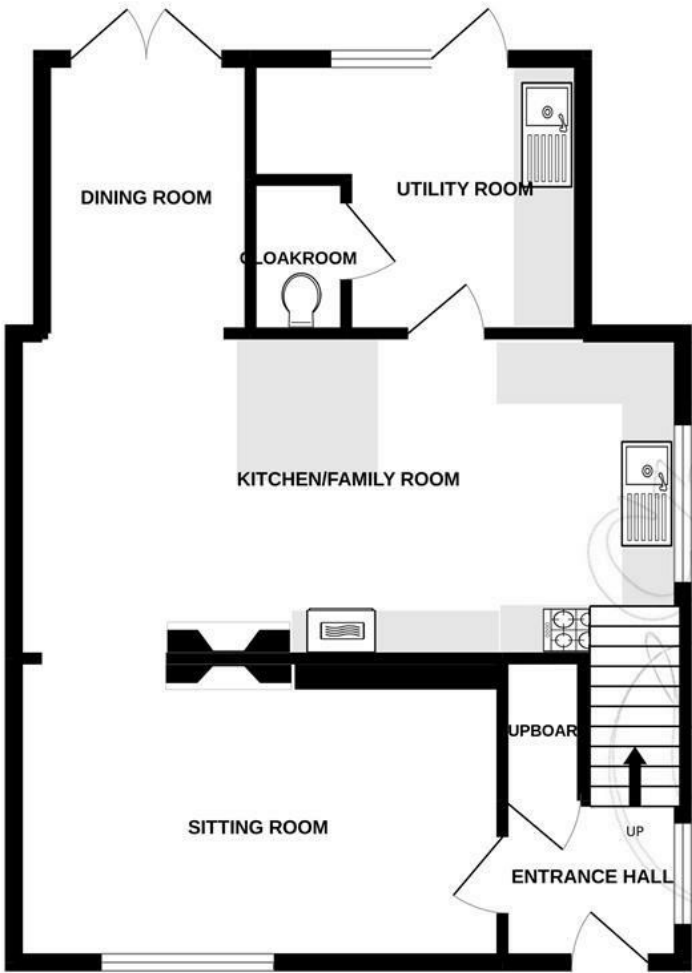
Estate Agents, Valuers, Letting & Management Agents

EXTENDED AND EXTREMELY WELL PRESENTED IS THIS THREE BEDROOM SEMI DETACHED HOME LOCATED IN THE IDYLIC VILLAGE OF GOLDHANGER. Benefiting from field views to the rear aspect, the property features three first floor Bedrooms in addition to the Shower Room with the extended Ground Floor comprising a Sitting Room located to the front which is semi open plan to the Kitchen/Family Room and arranged around the feature fireplace with multi fuel burner. The Kitchen also affords access onto the Dining Room and Utility Room which leads to the Ground Floor Cloakroom. The Rear Garden has been neatly landscaped with seating area to rear and timber garden bar. The driveway has been blocked paved to provide parking for several vehicles. Oil fired central heating. Viewing this home is considered essential to appreciate the size and quality of the accommodation on offer. Energy Efficiency Band: C. Council Tax Band: C.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 13' x 12'1 (3.96m x 3.68m)

Double glazed window to front, radiator.

Bedroom 13'6 8'7 (4.11m 2.62m)

Double glazed window to rear, double glazed sliding door to rear, coved to ceiling.

Bedroom 8'7 x 8'4 (2.62m x 2.54m)

Double glazed window to front, radiator, coved to ceiling.

Shower Room 8'2 x 5'6 (2.49m x 1.68m)

Obscure double glazed window to rear, low level w.c., two sinks with mixer taps, tiled floor, rainfall shower and further hand held shower attachment, heated towel rail, extractor fan.

Landing

Double glazed window to side, radiator, access to loft space, stairs down to:

Entrance Hall

Double glazed window to side, part obscure glazed entrance door to front, under stairs storage cupboard, radiator, laminate flooring.

Sitting Room 16' x 10' (4.88m x 3.05m)

Double glazed window to frontwood effect flooring, wood burner set to centre also open to Kltchen/Breakfast Room, television point.

Kitchen/Family Room 22'9 x 10'8 (6.93m x 3.25m)

Range of matching units, oven four ring (LPG) gas hob with extractor above, composite 1 1/2 bowl sink drainer unit with mixer tap, fitted double oven with integrated microwave above, breakfast bar, tiled splash backs, wood flooring, integrated wine cooler, open plan to:

Dining Room 9' x 6'10 (2.74m x 2.08m)

Double glazed double doors to rear, coved to ceiling.

Utility Room 9' x 7'7 (2.74m x 2.31m)

Double glazed window and door to rear, radiator, tiled floor, sink drainer unit, space and plumbing for washing machine and dishwasher, part tiled walls, door to:

Cloakroom

Heated towel rail, low level w.c..

Rear Garden

Screened oil tank to side, commences with grey decked seating area with garden bar with power connected, Block paved path extending to raised paved patio area to rear overlooking fields, sleeper lined planting area to one side, mainly laid to lawn, fenced to boundaries, path to side leading to front with brick built shed, gate to:

Frontage

Block paved driveway providing parking for several vehicles (no dropped kerb), lawned area to one side, pathway to Entrance door, further allocated parking space.

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.

