



24 Station Crescent, Cold Norton , Essex CM3 6HY
Offers in excess of £1,250,000

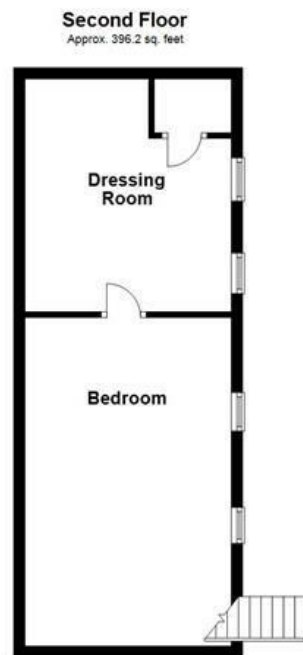
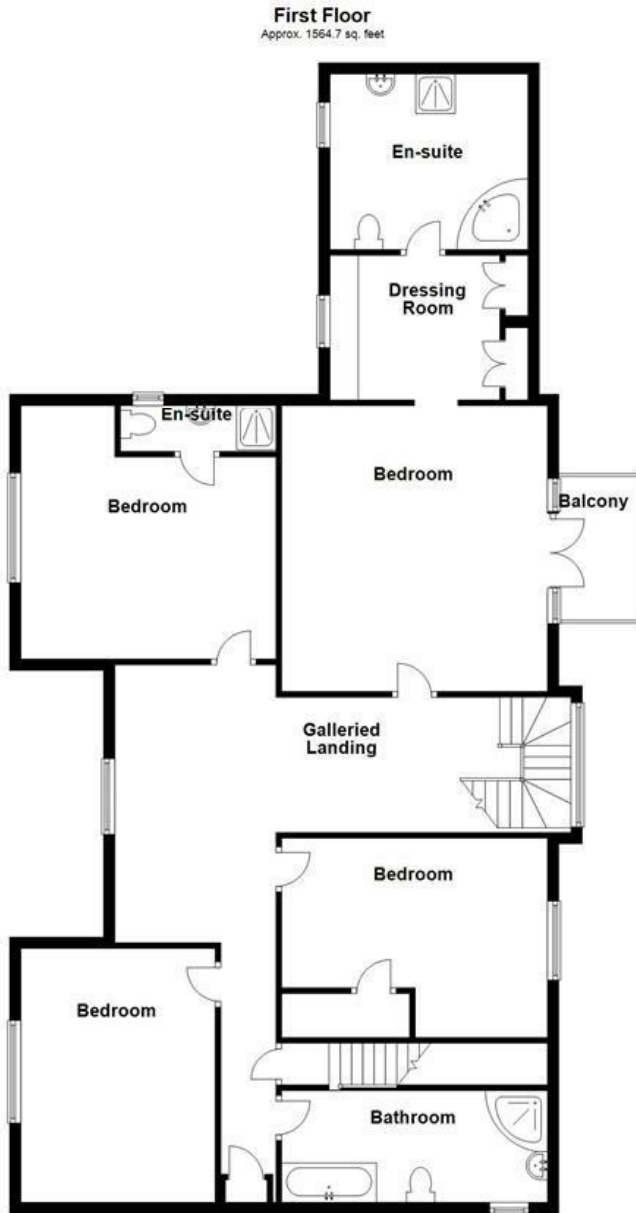
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An exceptionally spacious FIVE double bedroom DETACHED SELF BUILD executive home, situated within a BEAUTIFUL WOODLAND setting, within the SEMI RURAL area of Cold Norton with the well regarded primary school and Three Rivers international golf course just stones throw away. This very desirable property has been owned by our vendor from new and has been tailored to provide a WONDERFUL FAMILY RESIDENCE designed for LIVING & ENTERTAINING both inside and out. From the large open hallway with IMPRESSIVE STAIRCASE the house flows in either direction to two dedicated reception rooms, central bespoke kitchen with adjacent utility and GARDEN ROOM, study plus ground floor cloak room w.c. The galleried landing features a pleasant seating area, with the bedrooms and bathrooms branching off. The main bedroom benefits from not just an en suite DRESSING ROOM and en suite bathroom but a BALCONY that surveys the beautiful gardens. Bedroom two features another en suite shower room, their is also a brand new family bathroom. The third floor provides two further interconnecting rooms, should you require more space. Externally is where the home really shines with 1/4 ACRE OF FORMAL LANDSCAPED GARDENS with outside dining areas, that leads away to a secluded 1/4 acre of WOODLAND COPSE. Parking is provided by way of a double width garage plus driveway parking for numerous vehicles.





Total area: approx. 3976.8 sq. feet

Produced by Property Trader 01245 329355Disclaimer All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanItUp.

RECEIVING HALL 29 x 17 (8.84m x 5.18m)

Entered via wooden double doors in to entrance hall, radiator, built in cloaks cupboard, split level staircase with deep under stair cupboard, smooth ceiling with inset spotlights, doors leading to all ground floor rooms.

CLOAKROOM W.C

Obscure double glazed lead light window to front elevation, smooth ceiling, two piece white suite comprising low level w.c, wash basin with cupboard under, fully tiled to walls, radiator.

LOUNGE 21'5 x 17'5 (6.53m x 5.31m)

Double glazed lead light bay window to front elevation, lead light double glazed window to side elevation, double glazed french style doors with glazed side panels to rear elevation. Brick built inglenook fireplace with solid wood mantle, cast iron solid fuel stove. feature wood beams leading to dining area, three radiators, smooth ceiling.

STUDY 11'5 x 9'2 (3.48m x 2.79m)

Double glazed lead light window to front elevation, range of custom made furniture to include corner desk unit with drawers, wall mounted floor to ceiling display unit, further built in storage cupboard, radiator, smooth ceiling.

KITCHEN 14'6 x 13'5 (4.42m x 4.09m)

Fitted with a generous range of eye & base level units, granite work surfaces with inset double butler sinks, recess for range style cooker with extractor hood over, ceramic floor tiles, smooth ceiling with inset spot lights, lead light light window to rear elevation, open plan to garden room.

UTILITY ROOM 7'5 x 4'9 (2.26m x 1.45m)

Laminate work surfaces, plumbing for washing machine, space for tumble dryer, Ceramic tiled floor

GARDEN ROOM 10'7 x 9'7 (3.23m x 2.92m)

Four double glazed windows to rear elevation, double glazed double doors leading to rear garden, ceramic tiled floor, sold wood beams, radiator.

FAMILY ROOM 27'6 x 16'10 (8.38m x 5.13m)

An impressive room with beamed vaulted ceiling, two double glazed lead light windows to side elevation, double glazed french style doors to rear elevation, brick

built inglenook fireplace with solid fuel stove, two radiators.

FIRST FLOOR

LANDING 13 x 10 (3.96m x 3.05m)

Seating area, lead light double glazed window to front elevation, two storey feature windows to rear elevation, doors leading to all first floor rooms.

BEDROOM ONE 16'10 x 15'6 (5.13m x 4.72m)

Double glazed french style doors with side panels opening onto enclosed balcony, generous range of fitted bedroom furniture comprising three double robes, dressing table, two bedside cabinets, cupboard & drawer units, radiator, door leading to dressing room

DRESSING ROOM 8'9 x 8'3 (2.67m x 2.51m)

Lead light window to front elevation, two double, one single robes, 12 drawer unit, radiator, door leading to en suite bathroom.

EN SUITE BATHROOM 12'2 x 10'5 (3.71m x 3.18m)

Lead light double glazed window to front elevation, corner bath with mixer tap & shower attachment, quadrant shower cubicle with glazed screen door, pedestal wash hand basin, low level w.c, custom made storage units, radiator, smooth ceiling with inset spotlights.

BEDROOM TWO 15'7 x 15 (4.75m x 4.57m)

Lead light window to front elevation, radiator, door to en suite shower room.

EN SUITE SHOWER ROOM

Enclosed shower cubicle with glazed screen door, wash hand basin, low level w.c, tiled to walls, extractor fan, radiator.

BEDROOM THREE 15' x 11'5 (4.57m x 3.48m)

Lead light double glazed window to front elevation, radiator, smooth ceiling.

BEDROOM FOUR 15' x 11'5 (4.57m x 3.48m)

lead light double glazed window to rear elevation, built in wardrobe, radiator, smooth ceiling

BATHROOM

Newly fitted white bathroom suite comprising paneled

enclosed bath with central mixer tap, pedestal wash hand basin, low level w.c, quadrant shower cubicle with glazed screen door, half height paneling to walls, radiator, smooth ceiling with inset spot lighting, obscure double glazed window to side elevation. s

SECOND FLOOR

BEDROOM FIVE 19' x 11'9 (5.79m x 3.58m)

Two velux windows to rear elevation, radiator. door to storage room.

STORAGE ROOM 13'6 x 11'9 (4.11m x 3.58m)

Two velux windows to rear elevation,

EXTERIOR

The enviable gardens comprise two 0.25 acre plots, the formal gardens commence with a raised patio area which incorporates pathways, steps lead down to the lawned area, flower and shrub beds, ornamental pond, various timber outbuildings, further pathway leading down to the inclined woodland area.

DOUBLE GARAGE

Up & over door with power and light connected, additional storage area, courtesy door to rear garden/

FRONT GARDEN

Approached via a gravel driveway providing parking for numerous vehicles, remainder laid to lawn with hardstand for timber shed, various flower & shrub beds, gate to side leading to rear garden.

AGENTS NOTES

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.

