



**1 Crown Road
Cold Norton, Essex CM3 6JF
£825,000**

- 1.6 Acres
- 4 Bedrooms
- 2 Bathrooms
- Spacious Lounge
- Kitchen/Diner
- All Weather Menage
- Superb Village Setting
- Close to Three Rivers Golf & Country Club
- Potential for extending or new build property (STP)
- Private Lane Location,



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |



**** SET IN PRIME LOCATION WITHIN 1.6 ACRES ****

A unique opportunity to design your own property (stp) or improve this 4 bedroom detached bungalow of just over 1,600 sq ft situated within its own grounds of over 1.6 acres of lawned gardens & all weather 60' x 90' menage, The property also enjoys a private road and long sweeping drive, Situated in this sought after Village location with popular Schools community pub & Three Rivers Golf & Country Club whilst also a short drive to South Woodham Ferrers & Chelmsford City Center

OUTSIDE, 1.6 ACRES

The property is set within its own grounds of around 1.6 Acres and approached by a long sweeping drive leading to hard standing parking, mobile home and store, set mainly with extensive lawns & rear patio area, flood lit all weather 60' x 90' menage with post & rail fencing

AGENTS NOTES

The current owners have submitted plans for a substantial new build property which are on Maldon Council Planning portal,

ACCOMMODATION

HALL

Door to, boiler area, large cloaks cupboard, radiator, telephone point,

LOUNGE 20'3 x 15'8 (6.17m x 4.78m)

Windows to rear with further window & patio doors to front, wall light points, power & TV points, radiators,

KITCHEN/DINER 15'5 x 15'4 (4.70m x 4.67m)

Windows to rear with further window & patio doors to front, fitted range of base & drawer units, matching central island work tops scratch resistant sink drainer, Calor gas cooker, TV & power points, radiators,

BEDROOM 1 19'2 x 11'3 (5.84m x 3.43m)

Windows to both front & side elevations, wall lights, power & TV points, radiator,

BEDROOM 2 11'2 x 9'1 (3.40m x 2.77m)

Window to side, radiator, power points,

SHOWER ROOM

Window to rear, white suite comprising, large shower cubicle with glazed screen, low level wc, bidet, wash hand basin, fully tiled walls & complimentary tiled floor, radiator, extractor fan

BEDROOM 3 14'9 x 10'3 (4.50m x 3.12m)

Window to front & side elevations, radiator, power points, wall lights, ,

BEDROOM 4 11'6 x 8'3 (3.51m x 2.51m)

Window to side, radiator, power points,

BATHROOM

Window to side, modern white suite comprising, off set paneled bath with shower/mixer taps & fitted glazed screen, low level wc, wash hand basin, fully tiled walls & complimentary tiled floor, radiator,

UTILITY ROOM 11'8 x 8'3 (3.56m x 2.51m)

Window to side, fitted white eye & base units, rolled edge work tops, stainless steel sink drainer, plumbing for washing machine, power points, space for tumble dryer, power points, radiator,