

24 Heathfields, Eight Ash Green, Essex, CO6 3QP



Freehold

Guide Price

£550,000

to

£575,000

Subject to contract

4 bedrooms  
2 reception rooms  
1 bathroom



## Some details

### General information

A superbly presented four bedroom detached family home situated in this popular village location to the west of Colchester with great access to the A12 and nearby railway station. The property has been well maintained over the years by the owners and offers excellent accommodation over two floors.

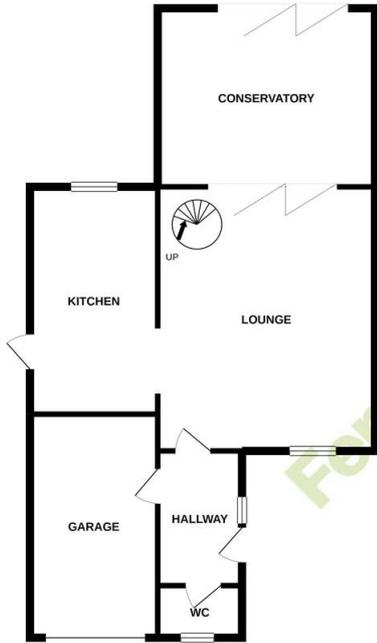
The property is accessed by double glazed entrance door which leads to an entrance hall with door to the garage, engineered Oak flooring and door to the cloakroom to the front comprising of hand basin and W.C. The lounge is located to the rear of the hallway with a double glazed window to the front, engineered Oak flooring, stylish Oak spiral staircase and bi-folding doors to the conservatory/garden room and opening nicely to the kitchen/dining room giving a contemporary open plan feel. The kitchen is fitted with a range of modern units with granite worksurfaces, cupboards under and wall mounted cabinets, integrated dishwasher, fridge freezer, inset one and a half bowl sink, window overlooking the rear garden and door to the side, built in ceramic hob with electric oven and extractor fan over. The conservatory/garden room to the rear is brick based and double glazed with bi-folding doors to the rear garden and self cleaning glass roof.

On the landing there is an open balustrade with double glazed window to the rear with attractive views over neighbouring farmland, access loft space via loft ladder which is boarded and built in storage cupboard. Bedroom one is located to the front and is a very good size double with double glazed window. Bedroom two also a good double and also located to the front. Bedrooms three and four are located to the rear of the property both being good size with having attractive views over neighbouring countryside. The bathroom is fitted with a modern suite comprising of a panel bath with centre taps and shower over, W.C, hand basin and double glazed window to the side.

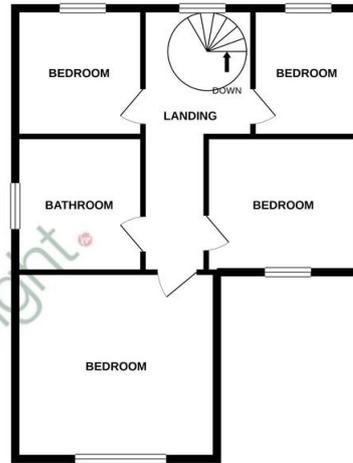


A spacious four bedroom detached home with open plan living, fabulous 160ft. garden with outbuildings backing onto farmland in this popular village close to Colchester.

GROUND FLOOR

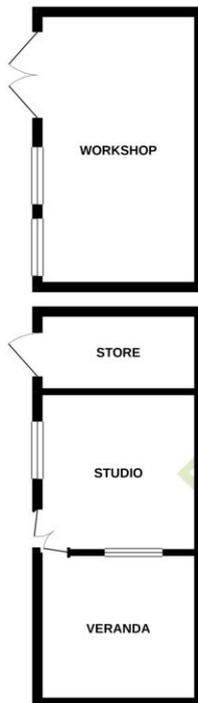


1ST FLOOR



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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GROUND FLOOR



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Entrance hall  
 Cloakroom  
 Lounge  
 18' 11" x 15' 5" (5.77m x 4.7m)  
 Kitchen  
 16' 3" x 9' 1" (4.95m x 2.77m)  
 Conservatory  
 15' x 12' 9" (4.57m x 3.89m)  
 Landing

Bedroom one  
 14' 4" x 13' 8" (4.37m x 4.17m)  
 Bedroom two  
 11' 10" x 9' 9" (3.61m x 2.97m)  
 Bedroom three  
 9' 2" x 9' 3" (2.79m x 2.82m)  
 Bedroom four  
 8' 4" x 7' 9" (2.54m x 2.36m)  
 Bathroom

Summerhouse/studio  
 9' x 8' 11" (2.74m x 2.72m)  
 Further storage  
 15' 5" x 8' 11" (4.7m x 2.72m)  
 Garage



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### The outside

The property enjoys an approximate 160ft. garden to the rear which is mainly laid to lawn with paved patio area adjacent to the property in the conservatory and with gated side access to the front. There are two spacious timber log cabin outbuildings, one currently being used as a hair studio with power and lighting connected. A further secure timber log cabin again with power connected and double glazed windows which would make an ideal home office or workshop, and a further wooden garden shed. The gardens back onto open farmland and offer great views over neighbouring countryside. Adjacent to the studio there is a covered veranda with external lighting.

To the front of the property there is a driveway providing off road parking for two/three vehicles and leads to the garage with up and over door.

### Where?

The property is situated in this popular village location to the east of Colchester with great access to the A12, Stanway retail park and Sainsbury's superstore. The nearby railway station at Marks Tey offers services to London Liverpool Street.

### Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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## Directions

Proceed from our offices in Tollgate towards Halstead turning right into Spring Lane off of the main road, right again into Heathfields following the road round where the property can be found along on the right hand side.

To find out more or book a viewing

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