

PESTELL & Co

ESTABLISHED 1991



HUGE POTENTIAL

BOYTON CROSS, ROXWELL

GUIDE PRICE: £499,995



A RARELY AVAILABLE THREE BEDROOM SEMI-DETACHED PROPERTY |
LARGE LIVING ROOM | KITCHEN | DINING ROOM | GROUND FLOOR
WC | 3 BEDROOMS | FAMILY BATHROOM | DRIVEWAY PARK-
ING | GARAGE | OUT BUILDINGS | COUNTRYSIDE VIEWS | HUGE
POTENTIAL TO EXTEND STPP.

WWW.PESTELL.CO.UK

01371 879100

The property

A beautifully presented three bedroom semi-detached family home comprising of a kitchen, dining room, living room with countryside views, 3 bedrooms, a family bathroom on the first floor. The property has off street parking for three to four vehicles, a single garage and a large rear garden with farmland and countryside views. Viewing is highly recommended.

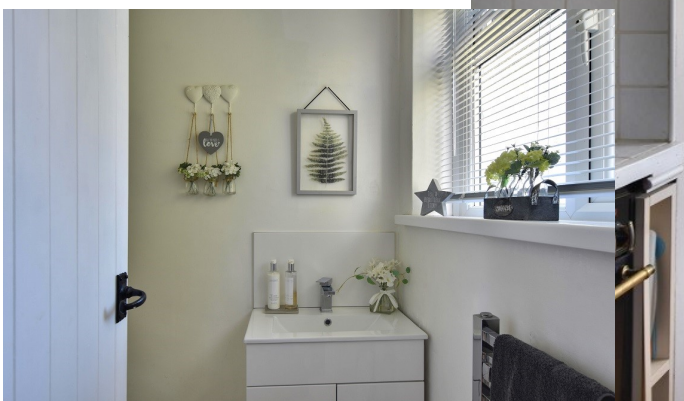


KITCHEN
9:2"

CLOAKROOM

DINING ROOM
7:11"

LIVING ROOM
24:6" X 11:0"





FIRST FLOOR LANDING

BEDROOM 1
11'8" X 11:2"

BEDROOM 2
11'0" X 7'8"

BEDROOM 3
8:2" X 7:2"

FAMILY BATHROOM



With an obscure panel glazed front door opening into:

Entrance Lobby

With door to boiler cupboard and storage and further door opening into:

Cloakroom

With closed coupled WC, wash hand basin with vanity unit under, ceiling lighting, large obscure window side and chromium heated towel rail.

Living Room – 24'6" x 11'0"

A beautifully proportioned room with windows to front aspect overlooking the front garden and Roxwell Brook with further French windows leading to the patio and rear garden with fantastic countryside and farmland views, wall mounted electric fireplace and ceiling lighting.

Dining Room – 13'5" x 7'11"

With laminate wood flooring, inset ceiling downlighting, door to large under stairs storage, further storage and opening through to:

Kitchen – 12'0" x 6'3"

Comprising an array of eye and base level units and drawers, tiled work surface and splash-back, 1 bowl single drainer sink with mixer tap, recess and plumbing for washing machine, dryer and dishwasher, inset ceiling downlighting and large picture window to rear, again with fantastic farmland views.

First Floor Landing

With corner storage unit, access to loft and doors to rooms.

Bedroom 1 – 11'7" x 11'2"

A beautiful room with slightly elevated ceiling height, ceiling lighting and large windows providing countryside views to front and rear.

Bedroom 2 – 11'0" x 7'8"

With window to front and ceiling lighting.

Bedroom 3 – 7'8" x 7'0"

Currently used as an art room, this room has a large window to rear with fantastic views and ceiling lighting.

Family Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment over, tiled flooring, half tiled surround, large obscure glazed window to side, close coupled WC, circular wash hand basin with mixer tap and storage under and ceiling lighting.

**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

Outside

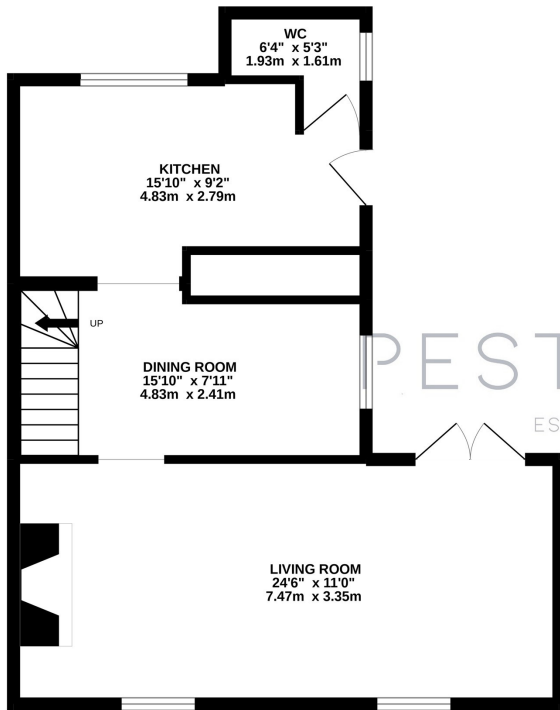
The property is well screened from the road and approached via a bridge across Roxwell Brook. The front of the property is set across the brook leading to parking for ample vehicles with the facility to increase the parking if desired. It is laid mainly to lawn with mature flower beds, trees, shrubs and borders. A gated access to the side and rear gardens give way to well kept and stocked beds with mature plants including roses, honeysuckle, various types of mature conifer and willow.

Rear Garden

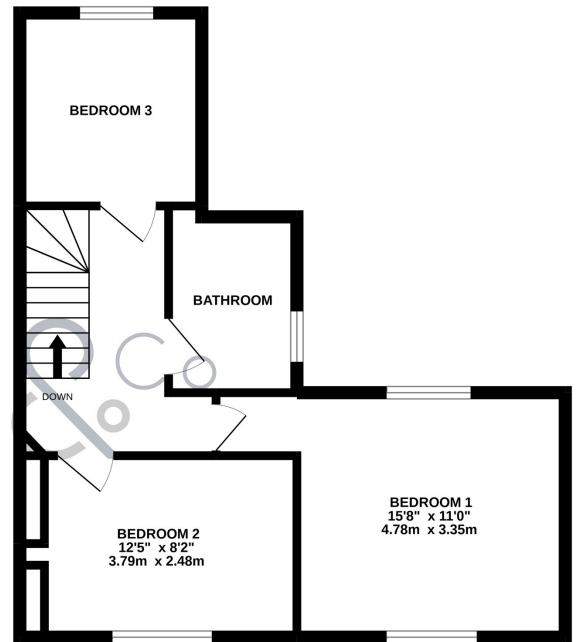
This has a pedestrian pathway running through with further stepping stone pathway dissecting the lawn. There are two patio areas ideal for entertaining and a further concealed patio housing a large timber shed with light and power supplied. This recess is behind the garage which also has lighting. All this area could be very easily utilised as a separate work from home facility without impeding on the beautiful formal gardens with the most magnificent views across the countryside. Outside lighting and water point can also be found.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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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AWAITING EPC

THE LOCATION

The property is located just 5 miles approx. from Chelmsford City Centre offering main line rail services into Central London, Chelmsford Grammar Schools, New Hall School and a wealth of shops and restaurants including John Lewis. Felsted School and Brentwood School are both within easy reach. Nearby is an abundance of open countryside, bridle paths and village amenities.

GENERAL REMARKS &
STIPULATIONS

D3346

FULL ADDRESS

2 Batemans Cottage, Boyton Cross, Roxwell CM1 4LT

SERVICES

Mains electricity, oil fired central heating, water and private drainage.

LOCAL AUTHORITY

Chelmsford District Council

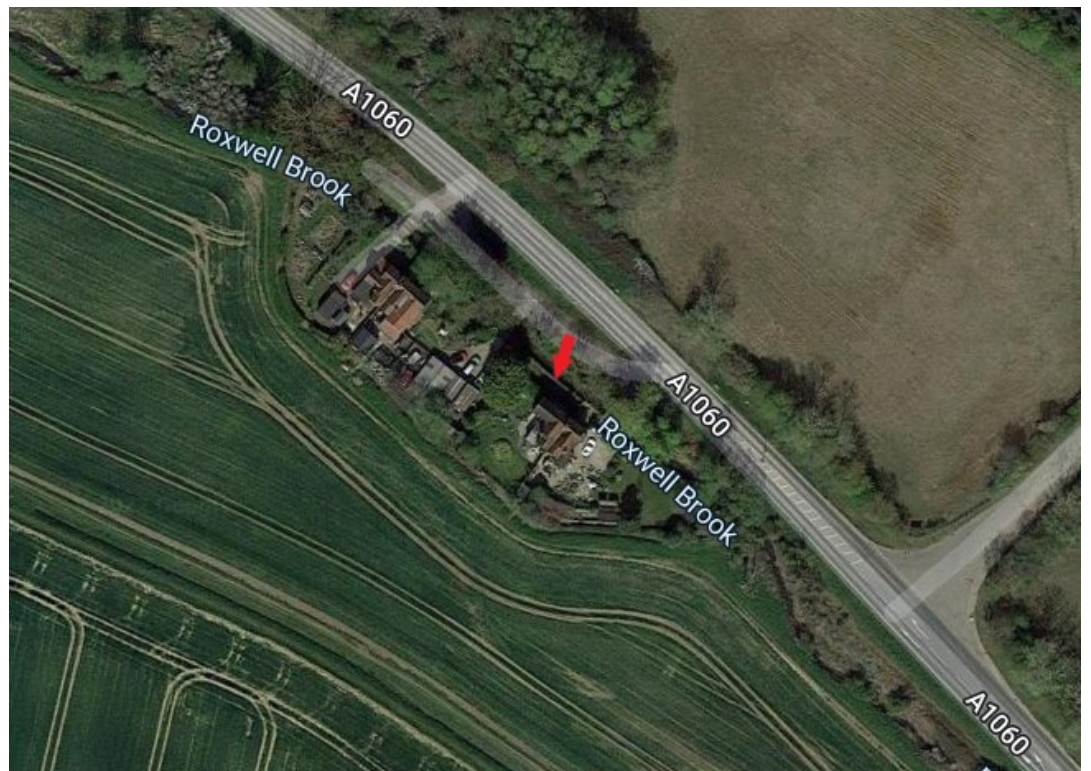
COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

6 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 31 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?