

PESTELL & Co

ESTABLISHED 1991



THE STREET, ROXWELL

GUIDE PRICE - £484,500

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOM END OF TERRACE
- LIVING ROOM WITH FIREPLACE
- KITCHEN BREAKFAST ROOM
- BASEMENT/ HOME OFFICE
- PRINCIPLE BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- 35 FOOT SOUTH FACING REAR GARDEN
- OFF STREET PARKING

Located just outside of Chelmsford in the beautiful village of Roxwell, this 2 double bedroom end of terrace cottage offers a wealth of character with exposed timbers, brick fireplace and ornate glass work. The property comprises of a living room diner, kitchen breakfast room, basement, two double bedrooms, family bathroom and an en-suite to the principle bedroom. Externally the property boasts farmland views to the rear, off street parking and garage as well as a 100ft rear garden.





With timber and obscure glazed front door opening into

Entrance Hall

With wall mounted lighting, exposed timbers to ceiling, quarry tiled flooring, ornate stained glass walling and door leading into:

Living Room 17'0" x 12'7"

With two Georgian casement windows to front and side aspects, exposed timbers to ceiling, wall mounted radiator, brick fireplace with woodburning stove within, wall mounted lighting, TV and power points, under stairs storage cupboard, door to:

Rear hallway

With door and window leading to garden beyond, stairs rising to first floor landing, wall mounted lighting, wall mounted radiator, power points, quarry flooring opening into:

Kitchen Breakfast Room 13'1" x 13'1"

With an array of eye and base level cupboards and drawers with granite work surfaces, under sunk ceramic butler sink with work surface integrated drainer and mixer tap over, integrated washing machine, dishwasher, fridge and freezer. Chimney recess with Everhot aga, inset ceiling downlighting, exposed timber flooring, array of power points, windows to side and rear aspects, staircase leading down to:

Basement 12'8" x 8'9"

With exposed timber ceiling, wall mounted lighting, wall mounted radiators, array of power points, tiled flooring, boiler and further recess.

First floor landing

With window to side overlooking the village, power point, doors and steps to rooms.

Bedroom 1 - 12'7" x 11'1"

With ceiling lighting, built-in wardrobe storage, windows to side and rear with countryside views, exposed timber flooring, wall mounted radiator, power points, door to:

Ensuite

Comprising a tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash basin with twin taps, window to rear with countryside views, ceiling lighting, wall mounted radiator, exposed timber flooring.

Bedroom 2 - 12'10" x 12'9"

Exposed timbers and Georgian casement window to front, ceiling lighting, wall mounted radiator, telephone and power points, exposed timber flooring.

Family Bathroom

Comprising a freestanding roll top bath with claw and ball feet, mixer tap and shower attachment over, close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, window looking along the village street, inset ceiling downlighting and wall lighting, radiator, tiled flooring.

OUTSIDE

The Front

The property is beautifully positioned within the heart village with a step leading to the front door and further shared shingle driveway to side, leading to off street parking and a single en bloc garage, further personnel gate and steps into:

Rear Garden

With courtyard entertaining space with outside lighting and water with further cottage style garden leading to rear with field views, all retained by close boarded fencing.



DETAILS

EPC

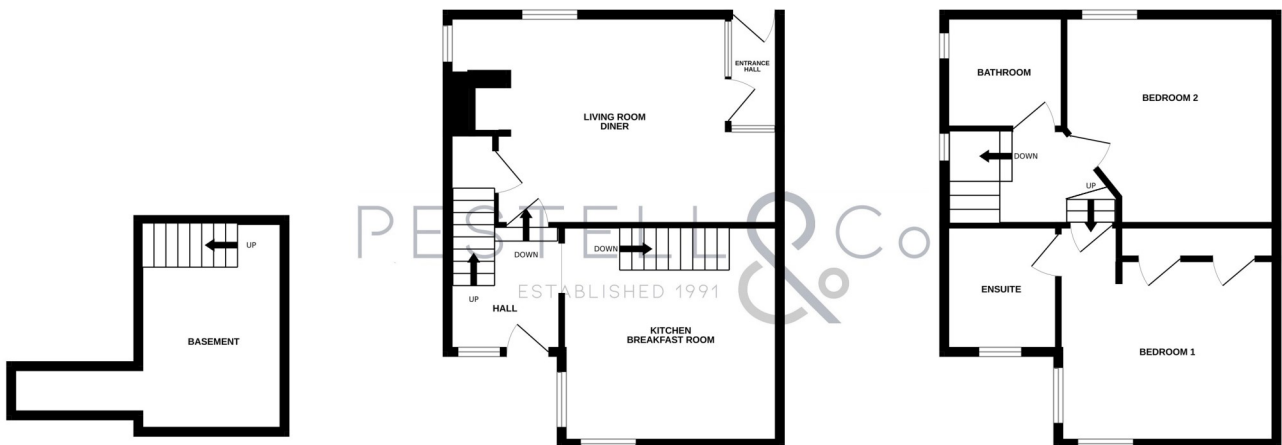
TO FOLLOW

FLOOR PLAN

BASEMENT
133 sq.ft. (12.4 sq.m.) approx.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



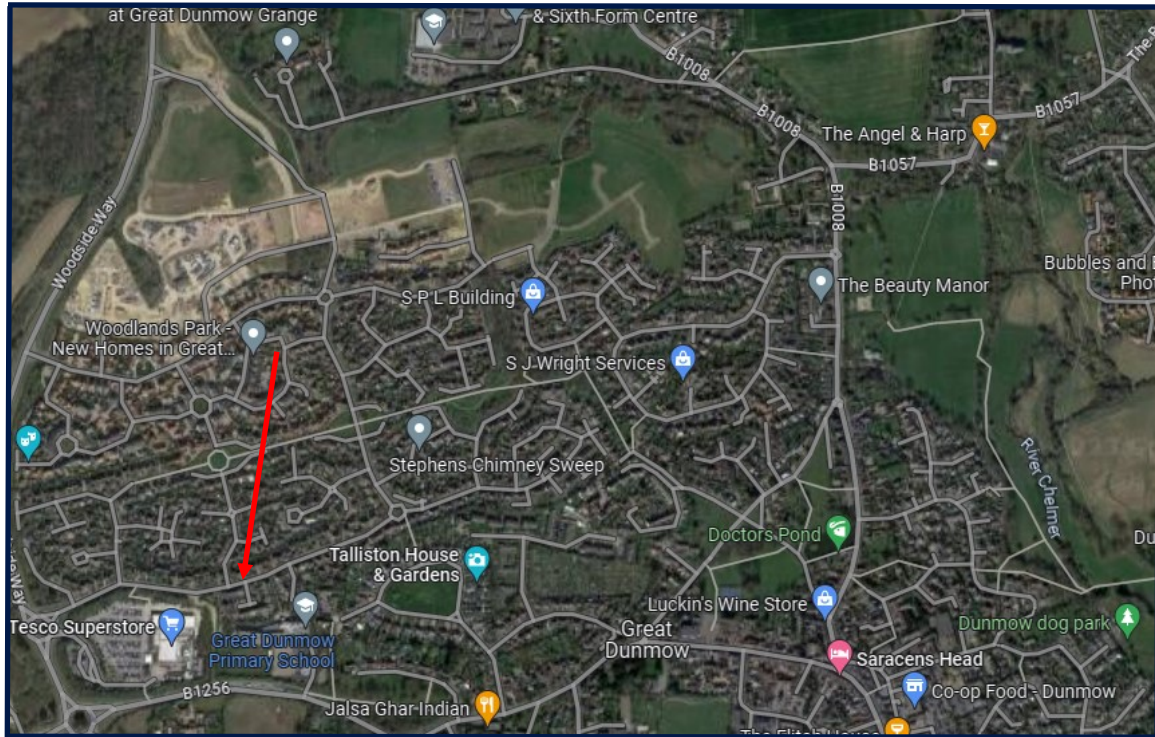
TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

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.
Made with Metropix ©2024

GENERAL REMARKS & STIPULATIONS

The property is located within 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.

DIRECTIONS



FULL PROPERTY ADDRESS

1 Cherry Tree Cottages, Roxwell, Essex CM1 4PD

COUNCIL TAX BAND

Band E

SERVICES

Oil fired central heating, mains drainage and water

LOCAL AUTHORITY

Chelmsford District Council, Civic Centre, Duke Street, Chelmsford, Essex CM1 1JE

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.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?