



Mill Lane, Terling, Essex, CM3 2QG

Guide Price £300,000 - £325,000

GUIDE PRICE £300,000 - £325,000 A quaint two bedroom detached cottage situated in a wonderful non estate country lane location with an open aspect to the rear offering far reaching views. The accommodation consists of two bedrooms, 12'7 x 10'7 sitting room, bedroom two/second reception room, fitted kitchen, garden room and shower room. Externally the property has off street parking to the front including a car port and a pleasant courtyard to the rear with wonderful views. Internal viewing highly recommended to appreciate this splendid chocolate box cottage in a rarely available setting.

- Charming detached cottage
- Open aspect to rear with far reaching views
- Non estate semi rural location
- Two bedrooms
- Lounge and garden rooms
- Entrance hall/study
- Fitted kitchen
- Ample off street parking
- Car port
- EPC - G

Distances

Hatfield Peverel Railway Station feeding London
Liverpool Street (3.4 miles)
London Stansted Airport (23.9 miles)
A12 Northbound (4.2 miles)
(All mileages are approximate)

Accommodation

Bedroom One

3.34m x 3.03m (10'11" x 9'11")
Double glazed window to front overlooking the front garden. Part wood panelled walls.

Bedroom Two / Reception Room

2.71m x 2.70m (8'10" x 8'10")
Double glazed window to front and UPVC door to side. Part wood panelled walls. Telephone point. Inset ceiling lighting.

Shower Room

Obscure double glazed window to side. White suite comprising large shower cubicle with tiled surround and fitted glass shower screen. Low level WC and inset wash hand basin with vanity storage cupboard below. Fully tiled walls.

Inner Hallway

Airing cupboard housing hot water cylinder. Loft access.

Sitting Room

3.83m x 3.22m (12'6" x 10'6")
Double glazed sliding patio door to rear leading into garden room. Fitted multi fuel burner with tiled hearth. Part wood panelled walls. TV point.

Garden Room

2.87m x 2.20m (9'4" x 7'2")
Double glazed sliding patio door to side and double glazed window to rear, both with far reaching views.

Kitchen

3.02m x 2.60m (9'10" x 8'6")
Window to rear and door to side. Country style kitchen units fitted to eye and base level finished with solid wood work surfaces and tiled surround. Single sink unit with drainer. Space for washing machine, fridge/freezer and cooker. Part timber panelled walls

Exterior

Secluded Courtyard Garden

A secluded paved courtyard garden with an open aspect offering wonderful views to the rear. Outside electric point. Outside water tap and lighting. Lean-to to side leading to the front of the property. One timber framed shed to remain. Log store. Fencing to boundaries.

Front Garden

The property is approached via a quiet, no through road with metal gates leading to the parking area and car port. Artificial lawn with various flowers, trees and shrubs. Path to side leading to entrance door. Timber storage shed.

Services

Mains water supply and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Ground Floor
Approximate Floor Area
535.6 Sq. ft.
(49.8 Sq. m.)