

Beresfords

Est 1968



Beresfords

**Offers in excess of £625,000**

**Freehold | 3 Bed | 1 Bath | House | Detached | Council Tax Band E | EPC E | Ref CHS250252**

# Boyton Cross Roxwell CM1 4LS

**\*Development Opportunity - Subject to Planning Permission\***

Three Bedroom detached house positioned on a large plot with potential to extend. Stunning farmland views to the rear. Offered for sale with NO ONWARD CHAIN.

- Detached House
- Two Reception Rooms
- Office
- Kitchen
- Utility Room and WC
- Three Bedrooms
- White Bathroom Suite
- Outbuildings
- Off-Street Parking and Garage
- Potential to Extend STPP



Scan the QR code for full details and key information on this property.



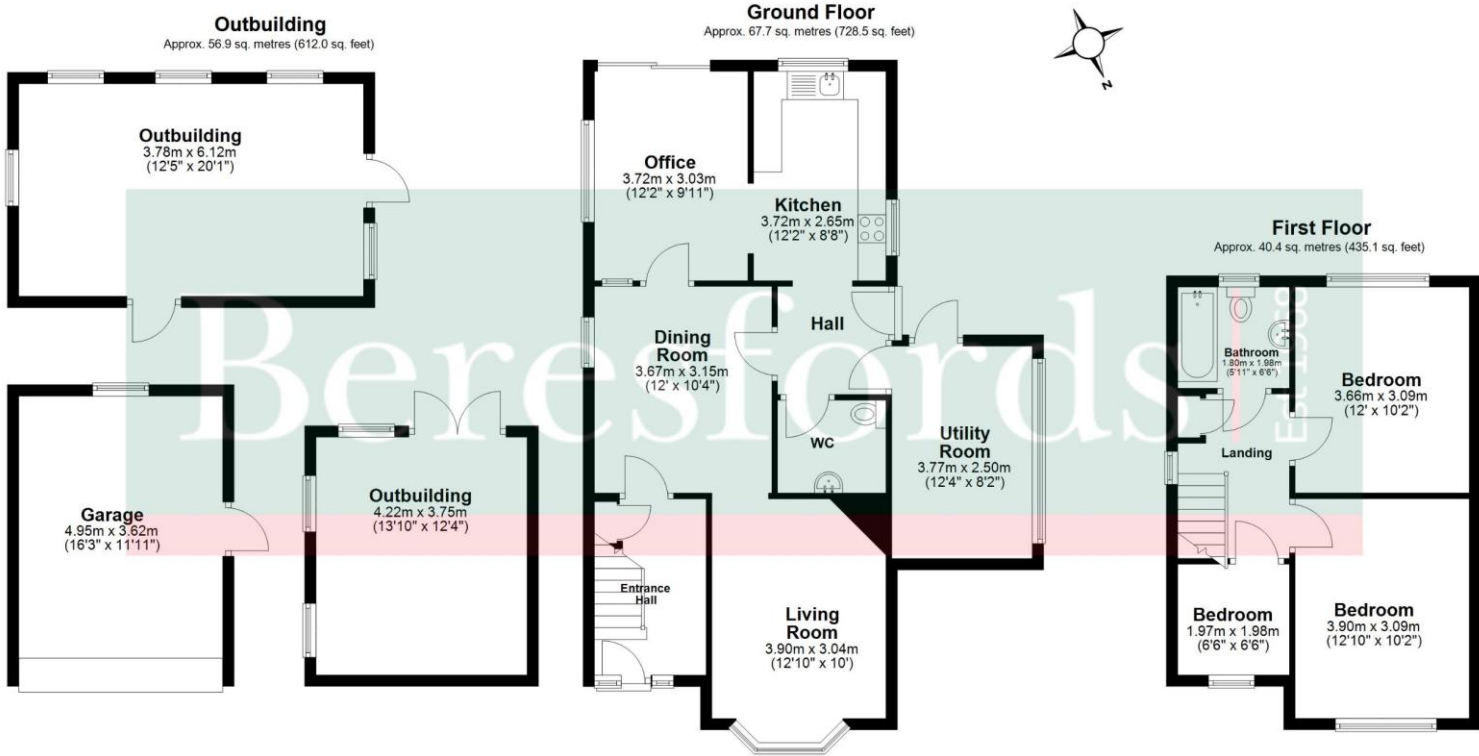


**Beresfords - Writtle Sales**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 57 D      |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 165.0 sq. metres (1775.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Aldersbrook Boyton Cross**

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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