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Guide Price: £625,000 - £650,000

Mill Lane, Cressing, CM77 8HR

GUIDE PRICE £625,000 - £650,000 A charming 3/4 bedroom detached chalet bungalow situated in a picturesque village setting of Tye Green, Cressing. This well-maintained and luxurious home offers a homely feel and features a beautiful landscaped rear garden and detached garage and large driveway on a generous plot.



GUIDE PRICE £625,000 - £650,000 An immaculately presented three/four bedroom detached Chalet Bungalow. Located in a picturesque village setting, of Tye Green Cressing. The property exudes style and elegance. Boasting a well-maintained landscaped rear garden and a large detached garage and driveway on a generous plot. The spacious interior is tastefully decorated with well-proportioned versatile rooms, creating a warm and inviting atmosphere that is perfect for family living. The property features stylish comprehensively fitted kitchen/breakfast room with ground floor WC and separate shower room. The first-floor features two generous sized bedroom and lots of eaves storage with potential to create an additional bathroom or en suite shower room. With its convenient location and beautiful surroundings, this property offers the ideal combination of comfort and style, making it the perfect place to call home. The village of Tye Green Cressing offers a range of amenities including a primary school, convenience shop and post office, recreational facilities and just a short walk away is the Cressing Railway station which provides links to London Liverpool Street, Braintree Shopping Outlet Village, Retail Park, Entertainment complex and Braintree town centre are all within easy reach. The Nearby town of Witham provides direct access to the A12 which is just a short drive away. Contact us now to arrange a viewing and experience this impressive property on offer. EPC Rating D (66). Council Tax Band (E) Braintree District Council.



Accommodation Comprises

Double glazed entrance door into:-

Entrance Porch

Double glazed window to side, coving to ceiling, recess ceiling light door to

Hallway

Stairs rise to first floor landing. Cast iron radiator, doors to two storage cupboards, door to:-

Lounge

18'2" x 16'10" (5.54m x 5.13m)

Dual aspect double glazed windows to front and side, feature stone fireplace inset freestanding electric wood burner. (The fireplace can be working but is currently capped).

Bedroom 1

14'5" x 13'1" (4.4m x 4m)

Double glazed window to front, radiator under.

Dining Room /Bedroom 4

14'3" x 12'11" (4.34m x 3.94m)

Double glazed window to rear, radiator under. Half height wall panelling.

Kitchen

18'2" (5.54) x 16' (4.88) reducing to 13'2" (4.01) into door recess

Dual aspect double glazed windows to rear and side, door leads out to the rear garden, the kitchen is comprehensively fitted with a modern range of grey shaker style wall and base units, work surfaces, inset sink unit, gas range oven to remain, integrated dishwasher and washing machine, freestanding American fridge/freezer, tiled splashbacks.

Separate WC,

Suite comprising low level WC, wash hand basin, heated towel rail tiled walls and floor.

Shower Room

Double glazed window to rear, recess ceiling lighting shower cubicle vanity unit.

First Floor Landing

Loft access, doors to eaves storage space, doors to

Bedroom 2

14'5" x 9'1" (4.4m x 2.77m)

Double glazed window to side, radiator, coving to ceiling and recess ceiling lighting

Bedroom 3

13'2" x 9'1" (4.01m x 2.77m)

Double glazed obscure glass window to side, radiator under.

Driveway

Large driveway, retained by feature wall, mainly laid to slate and concrete provides ample parking for multiple vehicles, which then extends beyond via secure gated access which provides further driveway access leading to the detached garage.

Tenure: Freehold

EPC: D (66)

Council Tax - E

Landscaped Rear Garden

In excess of 100' (In excess of 30.48m)

Commencing with a large patio, retained by railway sleepers, artificial lawn, raised, slate hard standing leads to further patio area and pergola, stocked with established shrubs and trees. Large Summerhouse.

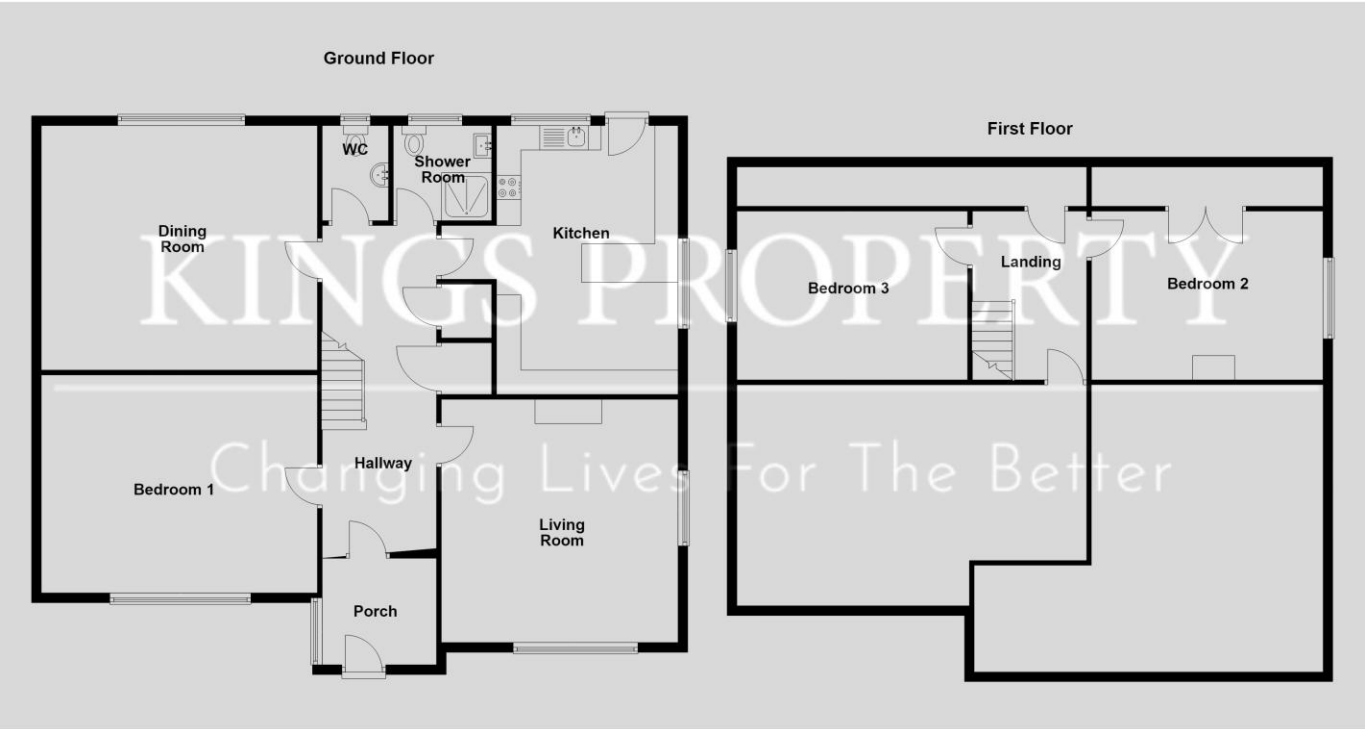
Detached Garage

29' x 14'2" (8.84m x 4.32m)

Up and over door front, eaves storage. side double glazed door to garden, mechanic inspection pit.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	82 B
39-54	E		
21-38	F		
1-20	G		

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