



- Detached Home
- Close To Train Station
- Cul-De-Sac Position
- Village location
- Four Bedrooms
- En-Suite And Family Bathroom

### 4 Hall View Road, Great Bentley, Colchester, Essex. CO7 8LW.

Perfect for the professional commuter with good links to London from the station adjacent or fabulous for the family with excellent local schooling and 43 Acres of village green on the doorstep. This brilliant home offers ample space with entrance hall, ground floor shower room, living room, kitchen/diner, family room, utility area, study, half garage, four first floor bedrooms, en-suite cloakroom, family bathroom, parking and generous garden. Great Bentley also offers doctors, pharmacy, Tesco local and many other amenities.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, storage cupboard and doors to.

### Shower Room

Window to side, shower cubicle, low level WC, pedestal wash hand basin, radiator, tiled splashbacks.

### Living Room



19' 0" x 11' 5" (5.79m x 3.48m) Two windows to front, two radiators, TV point.

### Kitchen/Diner



19' 0" x 11' 4" (5.79m x 3.45m) Windows to side and rear, open to family room, wood effect floor, a range of fitted units and drawers with worktops over, inset sink and drainer, breakfast bar, space and plumbing for all appliances, space for oven with extractor over, matching eye level units, tiled splashbacks.

## Family Room



9' 0" x 9' 2" (2.74m x 2.79m) Vaulted ceiling, windows to side and rear, French doors to garden, radiator, wood effect flooring.

### Utility Space

Door to half garage, door to study and space for tumble dryer.

### Study

9' 8" x 8' 6" (2.95m x 2.59m) Window to rear, door to garden.

## First Floor

### Landing

Airing cupboard, loft access and doors to.

### Bedroom One



14' 5" x 9' 10" (4.39m x 3.00m) Window to front, radiator and door to.

### En-Suite Cloakroom

Window to side, WC and wash hand basin.

# Property Details.

## Bedroom Two



11' 6" x 8' 11" (3.51m x 2.72m) Window to front, radiator.

## Bedroom Three



11' 4" x 9' 10" (3.45m x 3.00m) Window to rear, radiator.

## Bedroom Four

8' 10" x 8' 0" (2.69m x 2.44m) Window to rear, radiator, fitted cupboard.

## Family Bathroom



Window to side, P-shape panelled bath with screen and shower over, low level WC, pedestal wash hand basin, tiled walls, heated towel rail.

## Outside

### Parking and Half Garage

Up and over door to front, power and light connected, off road parking in front and further block paved hard standing providing further parking.

### Rear Garden



A generous size and mainly laid to lawn and enclosed by panel fencing, patio areas, gated access, various shrubs and plants, further storage sheds.

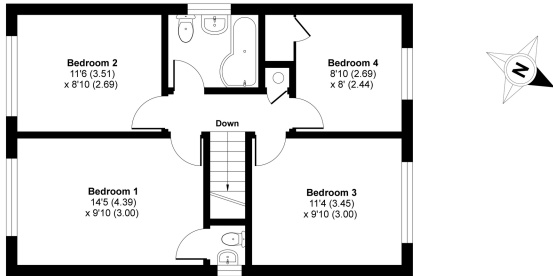
# Property Details.

## Floorplans

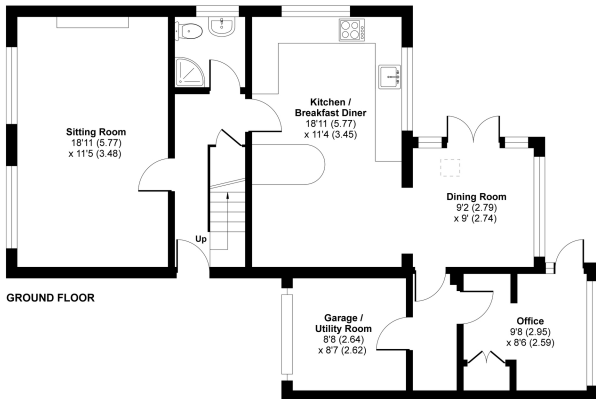
### Hall View Road, Great Bentley, Colchester, CO7

Approximate Area = 1384 sq ft / 129 sq m (includes garage)

For identification only - Not to scale



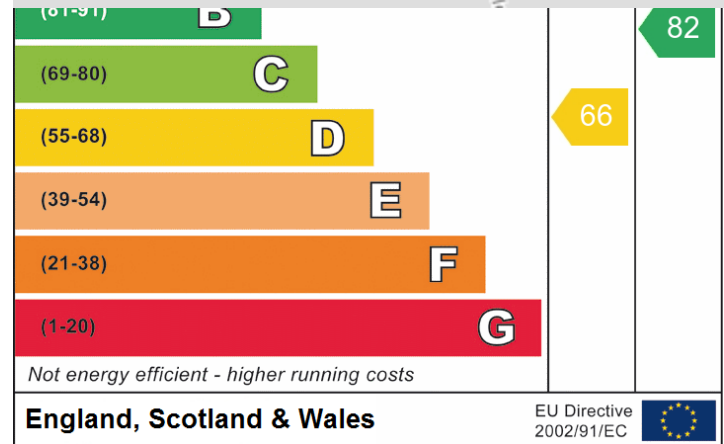
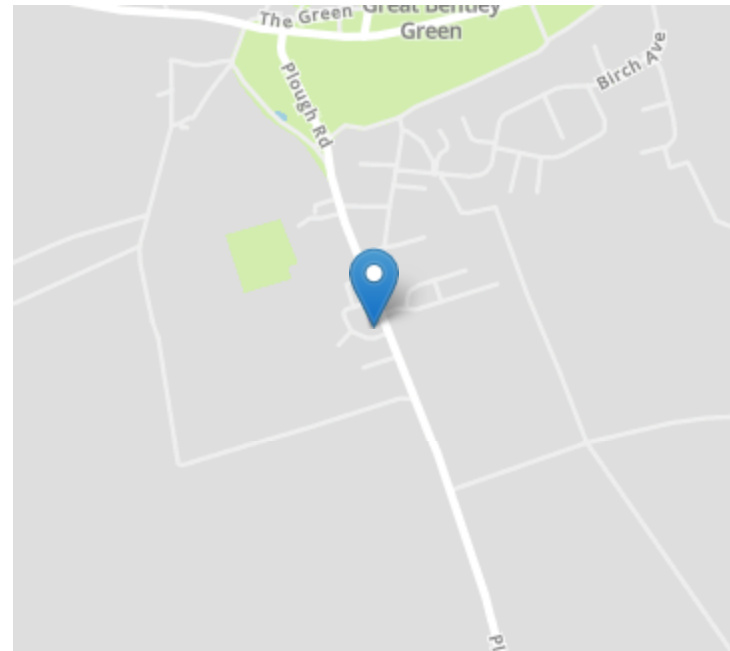
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Michaels Property Consultants. REF: 772506

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.