



1 Chestnut Avenue, Gosfield, Halstead, Essex. CO9 1TD.

£400,000 Freehold



Situated with views to the village cricket pitch this extended 3/4 Bedroom House stands on an imposing corner plot. Gosfield is an attractive and sought after village approximately 5 miles north of Braintree and 3 mile from Halstead set in attractive parklike countryside. The village has both state and private schools, golf course, pub, restaurant and lake with leisure facilities. Bus services connect to both Halstead and Braintree. NO CHAIN.



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LOCATION

Gosfield is approximately 5 miles north of Braintree as is best approached by taking the A131 (Halstead) turning left at High Garrett traffic lights on to the A1017. On reaching the village turn left into Hall Lane, right into Meadway and the property is on the right.

Ground Floor

The accommodation with double glazing and gas fired radiator heating comprises approximately:

ENTRANCE DOOR

Glazed and panelled

LOBBY

Archway to:

SITTING ROOM

15'0 x 15'8 max.

Large window to front. Fire surround with inset coal effect gas fire.

4TH BEDROOM/LIVING ROOM

13'6 x 11'0

Sliding patio doors to side, westerly aspect. Window to front. southerly aspect.

EN SUITE SHOWER ROOM

Wide shower. Extended sink unit with cupboards under. Low level W.C. Extensive tiling.

DINING ROOM

10'0 x 10'0

Ceramic tiles to floor. Fitted sideboard unit glazed fronted cabinets above. Sliding Patio doors to:

CONSERVATORY

8'3 x 7'3

Ceramic flooring. Door to side.

First Floor

LANDING

Airing cupboard.

BEDROOM ONE

11'7 x10'2

Plus double wardrobe. Window to rear.

BEDROOM TWO

12'8 x 8'8

Plus double wardrobe. Window to front.

BEDROOM THREE

7'9 x 9'0 max

Window to front.

BATHROOM

White suite comprising panelled bath, low level W.C. and pedestal wash hand basin. Ceramic tiles to floors and wall. Chromed Towel rail and radiator.

Outside

GARAGE

Approached from the side with a longer than average driveway. Up and over door to front and personal door to rear. Brick built sheds attached. Space for further garage.

TO FRONT

Extensive lawn area, screening hedge and flower borders. Access path ways.

TO SIDE

Enclosed by screen fencing and hedge. Lawn and patio area with mature shrubs.

TO REAR

Patio and lawn. Screen fencing. Rear access to garage.

AGENTS NOTE NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.