



**38 Hill Farm Way, Boxted, Colchester,
Essex. CO4 5RD.**

- Tranquil Boxted Village Location
- A Well-Proportioned Four Bedroom Detached House
- Utility Room & Downstairs Cloakroom
- Generously Sized & Private Enclosed Rear Garden
- Family Bathroom & En-Suite Shower Room
- Garage Converted Into Home Gym
- Integrated Appliances & High Specification Kitchen
- Multi Fuel Log Burner
- Two Sets Of Bi Folding Doors Opening Onto The Rear Garden
- Undergone Improvements And Modernisation



Property Details.

Ground Floor

Hallway

Ground Floor Cloakroom

Living Room



18' 4" x 11' 8" (5.59m x 3.56m)

Snug



15' 7" x 9' 0" (4.75m x 2.74m)

Kitchen/Dining Room



24' 6" x 17' 3" (7.47m x 5.26m)

Utility Room



6' 4" x 5' 1" (1.93m x 1.55m)

First Floor

Bedroom One



15' 2" x 14' 8" (4.62m x 4.47m)

Property Details.

En Suite



6' 8" x 6' 7" (2.03m x 2.01m)

Bedroom Four



11' 6" x 7' 10" (3.51m x 2.39m)

Bedroom Two



13' 0" x 10' 7" (3.96m x 3.23m)

Bathroom



9' 3" x 8' 11" (2.82m x 2.72m)

Bedroom Three



11' 6" x 10' 2" (3.51m x 3.10m)

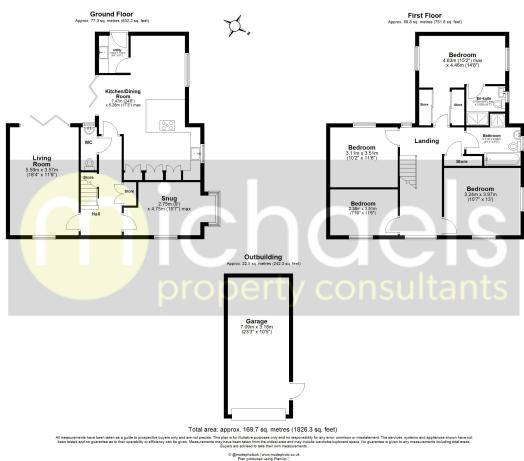
Garage



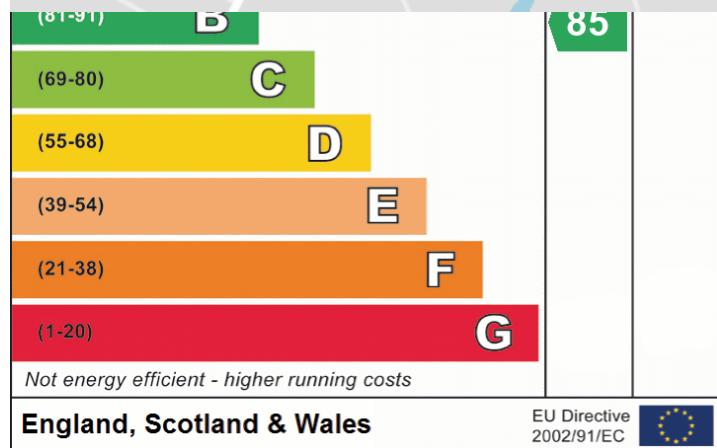
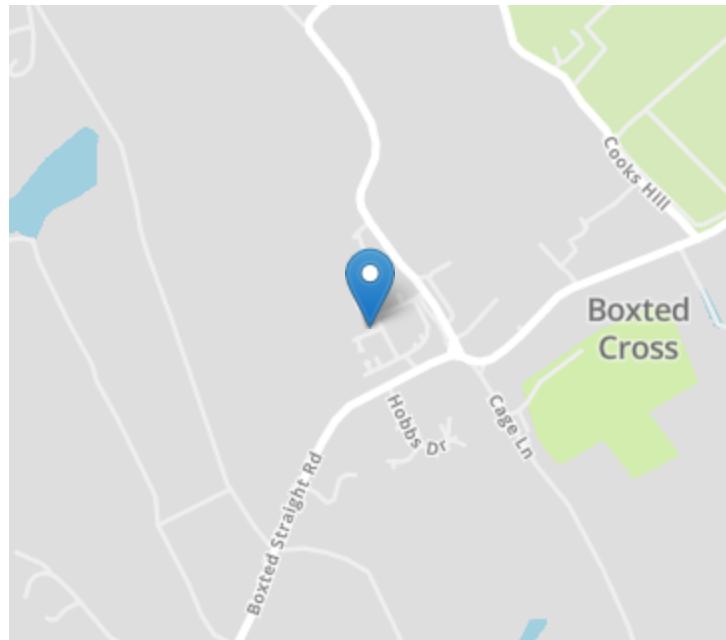
23' 3" x 10' 5" (7.09m x 3.17m)

Property Details.

Floorplans



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.

