



3a Green Trees Avenue, Cold Norton , Essex CM3 6JA  
Offers in excess of £600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



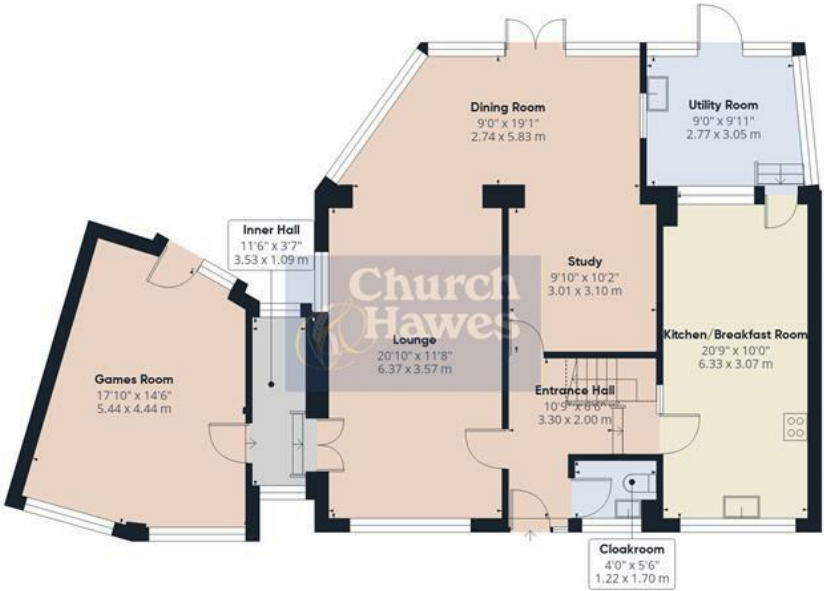
Nestled within the highly desirable village of Cold Norton, this substantial four-bedroom house with approx 2,000 square feet of accomodation including the garage. The property presents an exceptional opportunity for families seeking a spacious and well-located home. Offering a generous layout, the property is designed to accommodate modern living with comfort and style. The ground floor offers a lounge, dining room, study, kitchen/breakfast room and a good size games room. Ascending to the first floor, you will find four well-proportioned bedrooms, offering comfortable accommodation for a growing family. The bathroom serves these bedrooms, providing essential facilities for daily routines.

One of the standout features of this property is its expansive garden measuring approx 105 feet/32 meters wiuth large Summer house/cabin. This large outdoor space offers a fantastic environment for recreation, gardening enthusiasts, and al fresco dining. Imagine summer barbecues, children playing freely, or simply unwinding amidst the greenery after a long day. Parking on the driveway for three vehicles.

Situated in the popular village of Cold Norton with its own pub "The Norton" and The "Three Rivers Golf and Country club", residents benefit from a peaceful rural setting with some amenities on your doorstep whilst remaining within a short drive of South Woodham Ferrers and the historic town of Maldon. Railway stations are close by in North Fambridge and South Woodham Ferrers. Council Tax Band F. Energy Efficiency Rating E.



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
2020 ft<sup>2</sup>  
187.6 m<sup>2</sup>  
  
Reduced headroom  
10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Main Bedroom 20'8 x 10'0 (6.30m x 3.05m)

Dual aspect with pvc double glazed windows to front and rear, two radiators. Wood effect flooring.

#### En Suite

Pvc double glazed window, three piece suite comprising of wc, wash hand basin, shower cubicle.

#### Bedroom 2 10'9 x 10'3 (3.28m x 3.12m)

Pvc double glazed window, radiator. Wood effect flooring

#### Bedroom 3 10'3 x 8'4 (3.12m x 2.54m)

Pvc double glazed window, radiator. Wood effect flooring

#### Bedroom 4 10'11 x 6'8 (3.33m x 2.03m)

Pvc double glazed window, radiator. Wood effect flooring. Storage cupboard.

#### Bathroom

Pvc double glazed window, towel radiator. Four piece white suite comprising of wc, wash hand basin and mixer tap, bath with mixer tap and shower cubicle with shower system. Part tiled to walls and tiled to floor.

#### Landing

Pvc double glazed window, airing cupboard and access to loft. Stairs to entrance hall.

#### Entrance Hall

Entrance door, doors to

#### Cloakroom

Pvc double glazed window, two piece suite comprising of wc and wash hand basin.

#### Lounge 20'10 x 11'8 (6.35m x 3.56m)

Pvc double glazed window, two radiators, brick feature fireplace. Double doors to inner hall and through to dining room.

#### Dining Room/Sun Lounge 19'1 x 9'0 (5.82m x 2.74m)

Pvc double glazed windows overlooking the rear garden and french doors to rear garden. Tiled floor. Through to study.

#### Study 10'2 x 9'10 (3.10m x 3.00m)

Radiator, tiled floor and door to entrance hall.

#### Kitchen/Breakfast room 20'9 x 10'0 (6.32m x 3.05m)

Pvc double glazed window, selection of base and wall cabinets with space for range cooker and space for fridge/freezer and dish washer. Sink and drainer unit with mixer tap. Pvc double glazed window and door to utility to rear.

#### Utility Room 9'11 x 9'0 (3.02m x 2.74m)

Base cabinets with sink and drainer, space for washing machine and tumble dryer. Door to rear garden.

#### Games Room 17'10 x 14'6 (5.44m x 4.42m)

This impressive sized room offers a delightful Lantern to the ceiling giving maximum light. Pvc double glazed window to front and rear and door to rear garden. Two wall heaters.

#### Rear Garden 105' (32.00m)

This impressive garden offers patio area with path to the end of the garden leading to the large summerhouse. Remainder is lawned. Shed and Greenhouse. Access to side leads to the frontage.

#### Summer House 15'7 x 12'5 (4.75m x 3.78m)

Ever fancied your own room for garden entertaining, this certainly fits the bill. Ideal as your garden retreat or games room

#### Frontage

Parking on driveway for three vehicles.

#### Garage

#### Area Information

Cold Norton is a popular village located between the Historic town of Maldon and South Woodham Ferrers in the Dengie Peninsula. There is a community run pub "The Norton Pub". The Three Rivers Golf & Country Club is popular with golfers and ideal for social events. North Fambridge railway station is approx 2.4 miles and South woodham Ferrers station is approx 4.1 miles, both giving direct access to London Liverpool Street Station.

Cold Norton is a village situated in the Maldon district about 10 miles east of Chelmsford. It is known for its rural setting with views of the River Crouch, a primary school, a village hall, and the Three Rivers Golf and

Country Club. The local parish church, St. Stephen's, has historical significance as the first Church of England marriage to be performed by a female priest.

#### Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



