

bond  
Residential



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Hulls Lane, Sandon, CM2 7SA

Council Tax Band D (Chelmsford City Council)



Guide Price £450,000 - £475,000 Freehold



## Guide Price £450,000 to £475,000

Situated off a country lane, within easy reach of transport links and amenities, this extended two double bed roomed semi detached cottage offers a perfect blend of rustic charm and modern convenience, boasting picturesque views over fields to both front and rear providing a serene and idyllic setting to enjoy.

### Accommodation

This charming cottage benefits from a separate dining room offering ample space for entertaining guests or enjoying family meals. The adjacent lounge features an enchanting inglenook fireplace with a log burner, perfect for cosy winter evenings. The kitchen breakfast room which extends across the rear of the property with views over the garden and fields beyond, is well-appointed with ample units for storage and appliances and ample space for table and chairs. Upstairs, you will find two generously sized double bedrooms one with built in airing and storage cupboard, each offering comfort and tranquillity with far reaching views. The upstairs bathroom is tastefully designed comprising period style claw footed bath with shower over, wash hand basin set on vanity unit and wc.

### Outside

The cottage rear garden is a true gem, offering stunning views across open fields from the paved patio area set down from the raised lawn area with flower and shrub beds. The rest is an ideal space for relaxing and enjoying the beauty of nature and the views. From here there is side access to the front. The frontage of the property features a large sweeping shingle driveway, providing ample parking space for larger vehicles such as motorhomes. The remainder is laid to lawn, screened from the road by hedging, which provides scope to increase the parking area even more. The driveway currently has a large log store to one side, and leads to a single garage with power and light connected.

The property benefits from UPVC double glazing, oil fired boiler radiator heating and is connected to private drainage. This charming cottage is a rare find, offering a unique combination of character, comfort, and wonderful natural surroundings.

### Location

Sandon is a sought after village located on the South Eastern side of Chelmsford between Great Baddow and Danbury. It features a popular local pub at its centre and is within easy reach of local amenities, Chelmsford Park & Ride Station and A12 and A130 trunk roads. Schooling is within easy reach and includes Baddow Hall Infant and Junior School, as well as the Sandon Secondary School. Elm Green Preparatory School and Heathcote Preparatory School and Nursery are also within easy reach in the nearby village of Danbury. Chelmsford City centre is located less than 5 miles from the property and its mainline station provides services to London Liverpool Street with average journey times of around 30 minutes.

- Extended semi detached cottage
- Two double bedrooms with first floor bathroom
- Fitted kitchen/breakfast room with integrated oven & hob
- Potential to Extend STPP
- Country Walks from Property
- Stunning countryside views to front and rear
- 19ft living room with separate dining room
- Oil fired central heating & double glazing
- Garage with large driveway
- Stunning location within easy reach of A12 & Sandon Park and Ride

















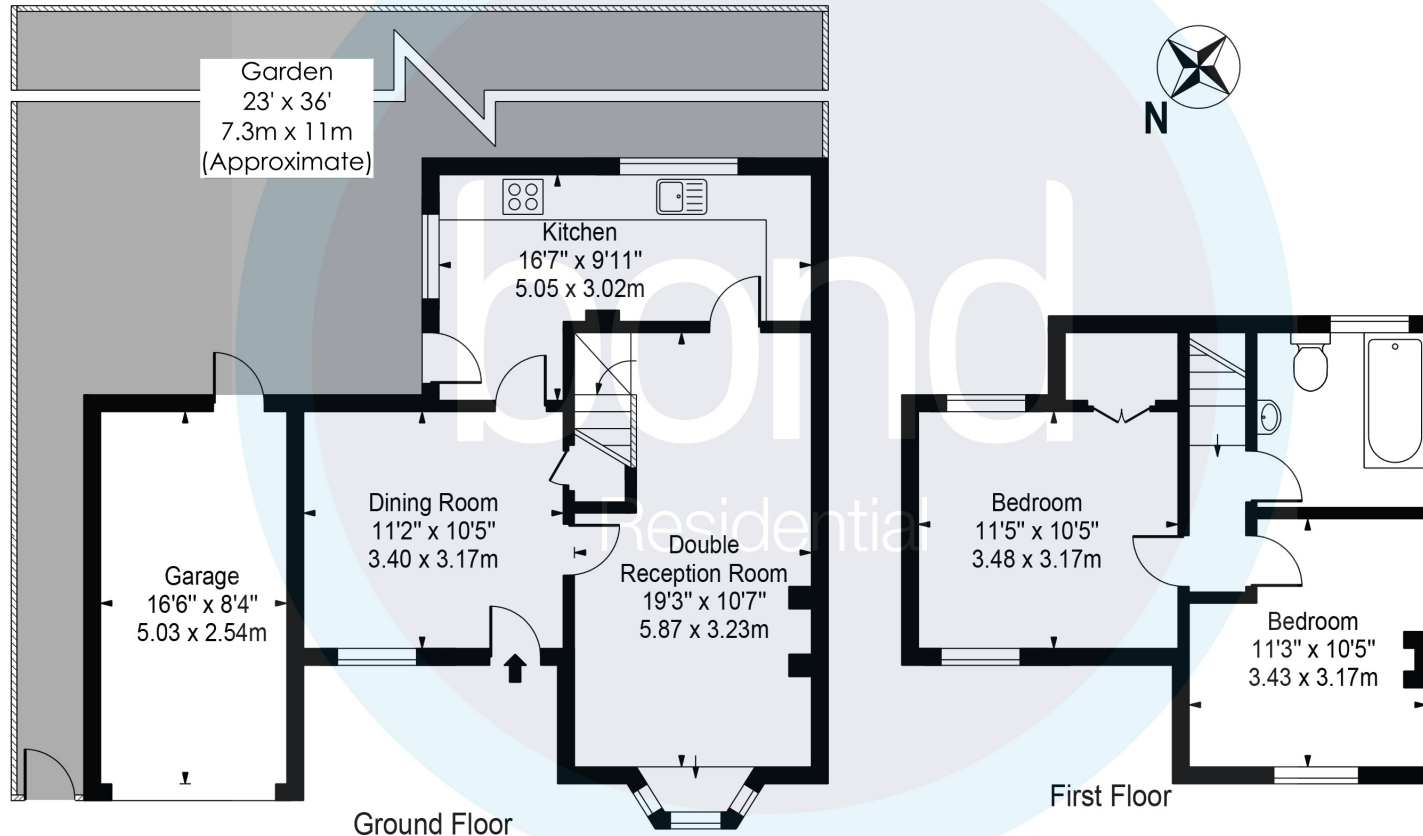


# Hulls Lane, CM2 7SA

Approx. Gross Internal Area 820 Sq Ft - 76.18 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 138 Sq Ft - 12.78 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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