



50 Chalklands, Howe Green, Chelmsford, Essex, CM2 7TH

Council Tax Band F (Chelmsford City Council)

 3  4  2

£770,000 Freehold

Bond Residential are delighted to offer for sale this detached family residence which has planning permission granted for a two storey side extension & single storey rear extension, being sold with no onward chain.

The property offers an entrance hall, ground floor WC, lounge & dining room both with sliding patio doors which overlook and lead to the rear garden, study, kitchen & utility room. To the first floor there are four bedrooms, en-suite to main bedroom with the family bathroom completing the internal accommodation. Outside the property benefits from ample off road parking which in turn leads to the double garage with personal door giving access to the rear garden. The established rear garden has a paved patio area, extensive lawn and side access to both sides of the house.

Location

Howe Green is a small village on the south side of Chelmsford close to Sandon, East Hanningfield and Danbury. It is just a few minutes from both A12 and A130 trunk road and Sandon Park & Ride Station.

The city of Chelmsford is located within 4 miles of the village and boasts nationally acclaimed Grammar Schools as well as private secondary education facilities such as New Hall School. The city centre offers a comprehensive range of shopping and recreational facilities as well as mainline station with services to London Liverpool Street in approximately 40 minutes.

The nearby villages of Danbury and East Hanningfield feature pubs, restaurants and a selection of shops together with Infant and Junior schooling.

- Detached Family Residence
- Three Reception Rooms
- Double Garage
- Gas Central Heating
- Planning Permission Granted for Side & Rear Extensions
- No Onward Chain
- En-Suite & Family Bathroom
- Driveway Parking
- Established Rear Garden
- Planning Number 23/00867/FUL

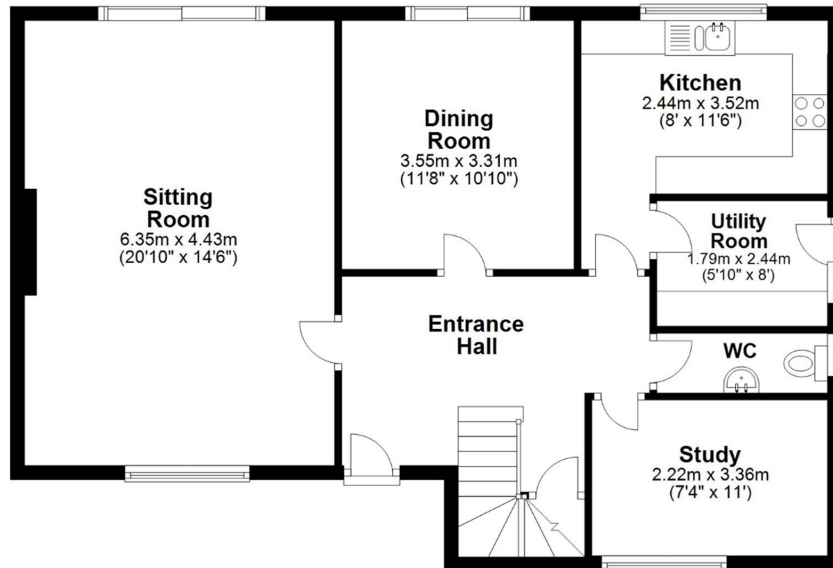




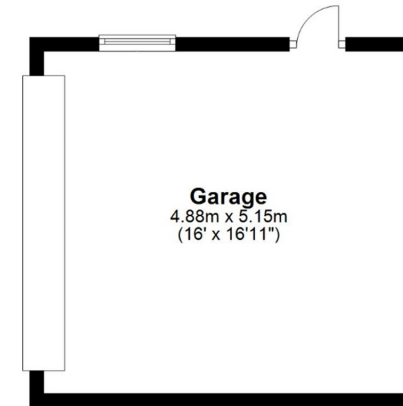




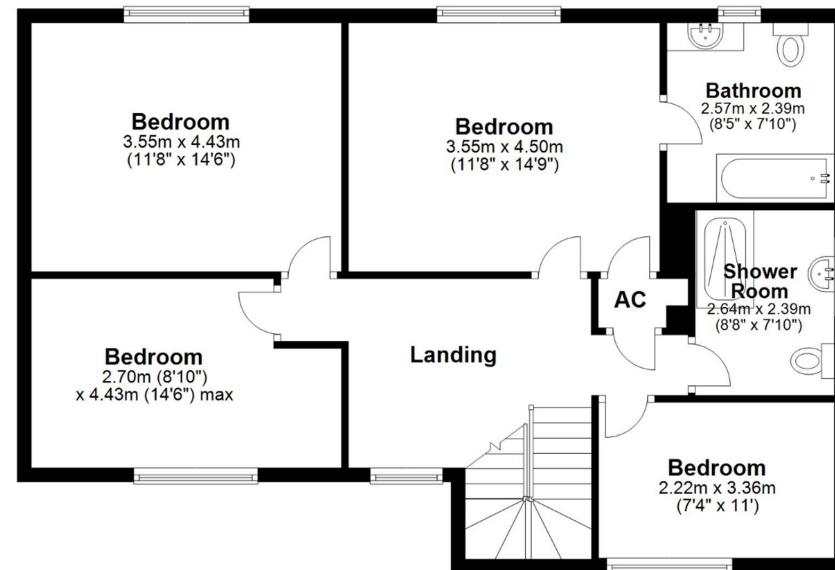
Ground Floor



Outbuilding



First Floor



APPROX INTERNAL FLOOR AREA 159 SQ M (1710 SQ FT)

OUTBUILDING 25 SQ M (270 SQ FT)

TOTAL 184 SQ M (1980 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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78, New London Road,
Chelmsford, Essex, CM2 0PD

Telephone: 01245 500599

Website: www.bondresidential.co.uk

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