

The Green, Sandon, Chelmsford CM2 7SH



Energy Efficiency Rating D



£2,000 Per Month

The Green, Sandon CM2 7SH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Unique Character Cottage overlooking the village green.

This charming three bedroom semi detached character cottage provides deceptive accommodation with many features including a large basement currently separated into three rooms. Originally built as two separate cottages dating back to the 1840s the property now seamlessly combines into a unique and well-presented home which offers a blend of historical charm and modern convenience.

Accommodation

Internally, the cottage offers versatile living spaces which are entered through a front porch and into the main living room which extends to 21ft and features a large red brick fireplace with inset woodburner creates a cosy atmosphere perfect for relaxation. A further reception room is located parallel to the main living room and flows seamlessly into the fitted kitchen/breakfast room which offers plenty of storage units and worktop space with an integrated hob and oven. Double doors provide access to the conservatory and on into the basement area. A rear lobby provides space for a washing machine and a ground floor cloakroom. The basement is a hidden gem which features a 20ft room with beamed ceiling and windows to the side. This room leads into two further rooms which have previously been utilised for storage but which could easily be adapted to create additional space such as home office and gym. On the first floor there are three generous bedrooms and a shower room. The property benefits from double-glazed windows and gas central heating, ensuring comfort throughout the year.

Externally, the property sits back from the road and overlooks Sandon village Green and St Andrews Church. There is a large lawned garden with flower and shrub borders. The driveway provides ample parking for numerous cars and also provides access to a detached garage suitable for storage. The enclosed rear garden features a split level patio area to the rear of the conservatory with steps up to an elevated garden which is lawned with flower and shrub beds and ornamental trees.

Location

Sandon is a picturesque village located on the southeastern side of Chelmsford, nestled between Great Baddow and Danbury. At its heart is the village green adjacent to which is a highly popular Grade II listed pub. The historic 12th-century St Andrews Church is located opposite. The village is also conveniently close to local amenities, Chelmsford Park & Ride Station, and major trunk roads A12 and A130. Families will appreciate the excellent schooling options including Baddow Hall Infant and Junior School, and Sandon Secondary School. Nearby Danbury offers additional schooling options and local amenities and convenience shops. Chelmsford City Centre, less than 3 miles away, provides a wealth of shopping, dining, and entertainment options, along with a mainline station offering services to London Liverpool Street in approximately 30 minutes.

This unique character cottage in Sandon Village is a rare find, offering a blend of historical charm, modern amenities, and a prime location

Deposit £2300

- **Semi detached period cottage overlooking Sandon village green**
- **Three bedrooms with shower room**
- **21ft living room with feature fireplace and woodburner**
- **Kitchen/Breakfast room with integrated hob and oven**
- **Ground floor cloakroom**
- **Separate sitting room and conservatory**
- **Basement area comprising three rooms**
- **Off road parking for several cars and detached workshop**
- **Gas central heating and double glazing**
- **Deposit £2300**



01245 222856

www.bondresidential.co.uk

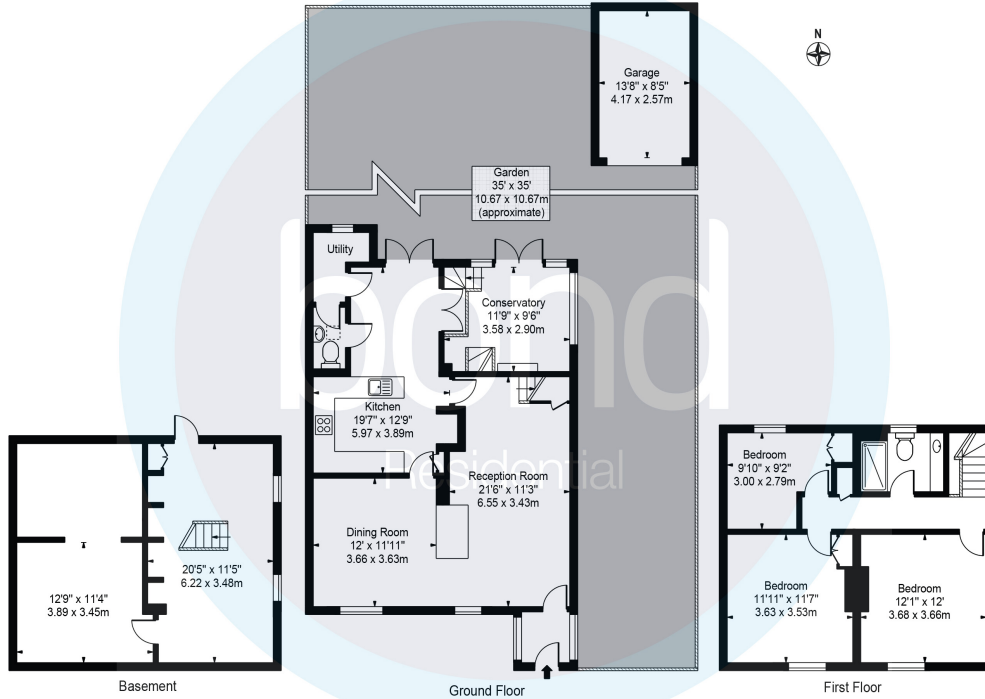
f/bondresidential  **@bondresidential**

FLOOR PLAN

The Green, CM2 7SH

Approx. Gross Internal Area 1816 Sq Ft - 168.71 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 115 Sq Ft - 10.72 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.



01245 222856
www.bondresidential.co.uk
10 Maldon Road, Danbury, CM3 4QQ



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.