



Sandon Brook Place, Sandon, CM2 7UJ

Council Tax Band G (Chelmsford City Council)

 3  5  3

£1,100,000 Freehold

ACCOMMODATION

A modern detached family home located in a small mews on the outskirts of Danbury and Sandon. The home is presented superbly throughout and provides spacious accommodation ideal for modern family living.

On the ground floor there is a generous entrance hall with underfloor heating, ground floor cloakroom, study, rear facing living room with feature fireplace with wiring for tv over and inset display shelving. Double doors link the living room and a stunning open plan family/dining and kitchen space with adjacent utility room. The kitchen features quartz worktops with white gloss handleless units with integrated dishwasher, twin Neff integrated ovens, electric hob with cooker hood over and a large walk in pantry.

On the first floor there are five bedrooms with the principal bedroom featuring a dressing area, fitted wardrobes and a stunning en-suite bathroom with contemporary suite and slipper bath. There is also a family bathroom and separate shower room.

Outside the overall plot extends to approaching one fifth of an acre and there is driveway and a double garage. The rear garden features a large patio area which extends across the rear of the property and leads onto an extensive lawn with inset paving which leads to a large modern garden room which could be used for gym/leisure purposes or as a large home office and features a mezzanine storage area. The garden backs onto paddock with farmland and countryside beyond.

LOCATION

The property is set within a small mews and backs onto paddock with fields and countryside beyond. There is easy access to many local public footpaths which offer many fantastic walks around the local area and locks and canals. 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 village and its mainline station provides services to London Liverpool Street with average journey times of around 30 minutes.

AGENTS NOTE

This property sale is subject to probate application being completed. Interested parties are therefore advised that the transaction could be subject to delays until probate has been granted.

- Executive detached five bedroom family home
- Open plan Dining/Family room with bi-fold doors to garden
- 16ft Study/Home office
- Family bathroom and separate shower room
- Overall plot extends to one fifth of an acre
- Large reception hall with underfloor heating
- Backing onto paddock with farmland and countryside beyond
- Spacious living room with feature fireplace
- Fitted kitchen with quartz worktops, white handleless units and integrated appliances
- Principal bedroom with dressing area and stunning en-suite bathroom
- Double garage and driveway way parking
- 10m x 3m purpose built outbuilding ideal for leisure facility or additional homeworking space
- Double glazing & oil fired central heating
- Superbly presented throughout

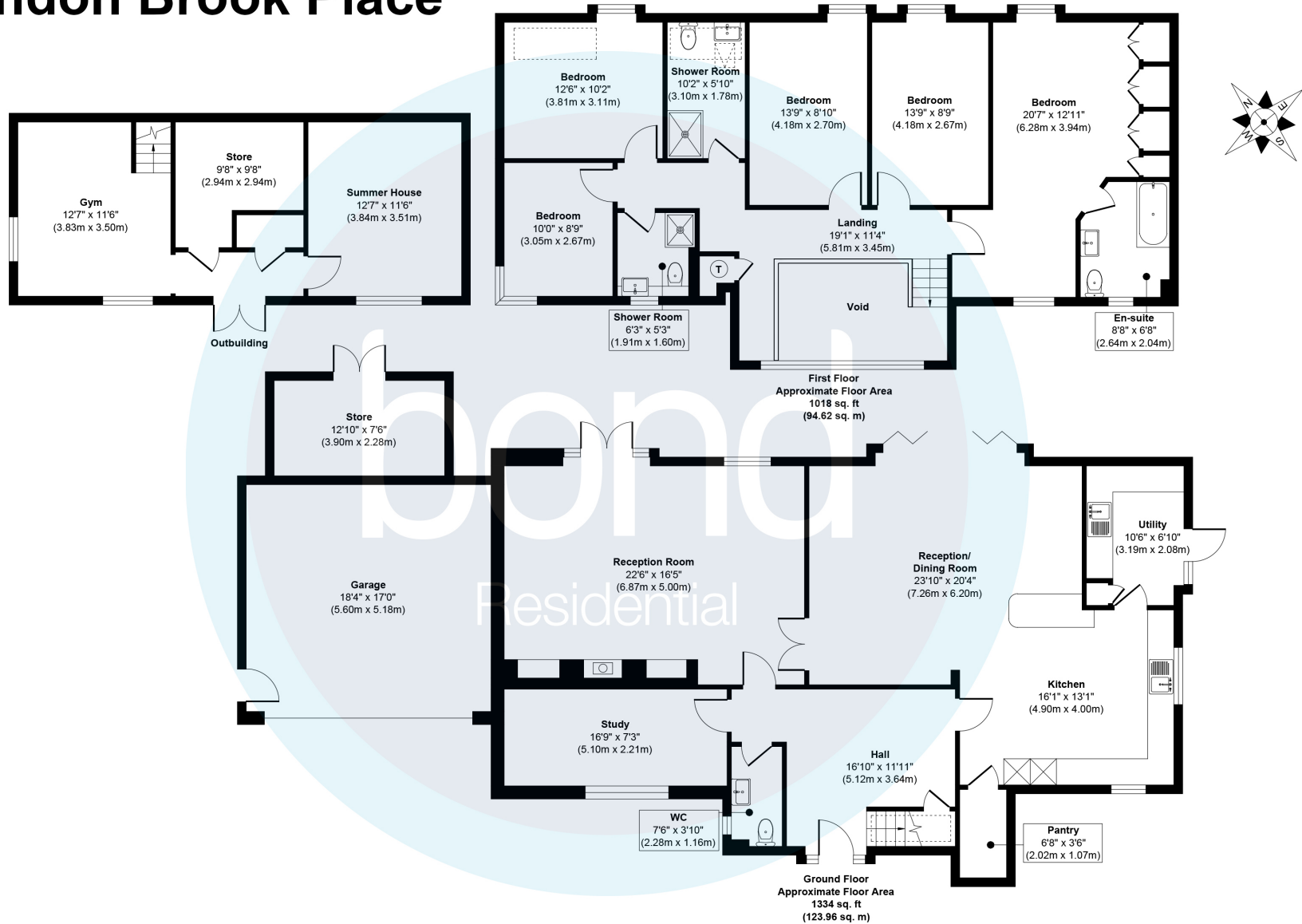








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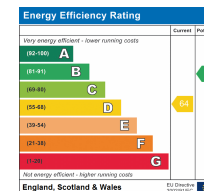


Approx. Gross Internal Floor Area 2352 sq. ft / 218.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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