



East Hanningfield Road, Howe Green, CM2 7TQ

Council Tax Band F (Chelmsford City Council)



Offers over £850,000 Freehold

ACCOMMODATION

Located in this highly popular location and offered for sale with no onward chain this well presented detached family home has recently been redecorated internally and has benefitted from side and rear extensions to provide around 2300 sq ft of accommodation.

Ground floor accommodation comprises entrance hall, ground floor shower room, 19ft living room, 31ft open plan dining/family room, separate study with fitted office furniture, 18ft kitchen/breakfast room with granite worktops and rangemaster cooker, integrated dishwasher and fridge/freezer, a separate utility room completes the ground floor space.

On the first floor accommodation comprises 18ft principal bedroom with fitted wardrobes and spacious en-suite bathroom with freestanding claw foot bath and separate shower, the 18ft guest bedroom features a walk in dressing room. the three remaining bedrooms are of a good size and there is also a separate family bathroom.

The property also benefits from gas central heating and double glazing.

Outside the property is set back from the road and the front garden features matures trees and a raised bed and borders. There is a large drive which would provide extensive parking facilities to accommodate numerous vehicles and provide access to the integral store/garage with electric up and over door (note there is currently a block paved ridge at the entrance). The rear garden enjoys a south facing aspect and measures 54' x 52' (16.46m x 15.85m).

LOCATION

Howe Green is a popular small village on the south side of Chelmsford and is just a few minutes from both A12 and A130 trunk road and Sandon Park & Ride Station. Chelmsford City Centre is located within 4 miles of the village and offers a comprehensive range of shopping, educational and recreational facilities as well as mainline station with services to London Liverpool Street in approximately 40 minutes.

The nearby village of East Hanningfield has a pub, a highly regarded restaurant, village hall and a shop together with an infant and junior school. There is a selection of both state and private schools within easy reach and Chelmsford County High School for Girls and the Grammar school are within 6 miles.

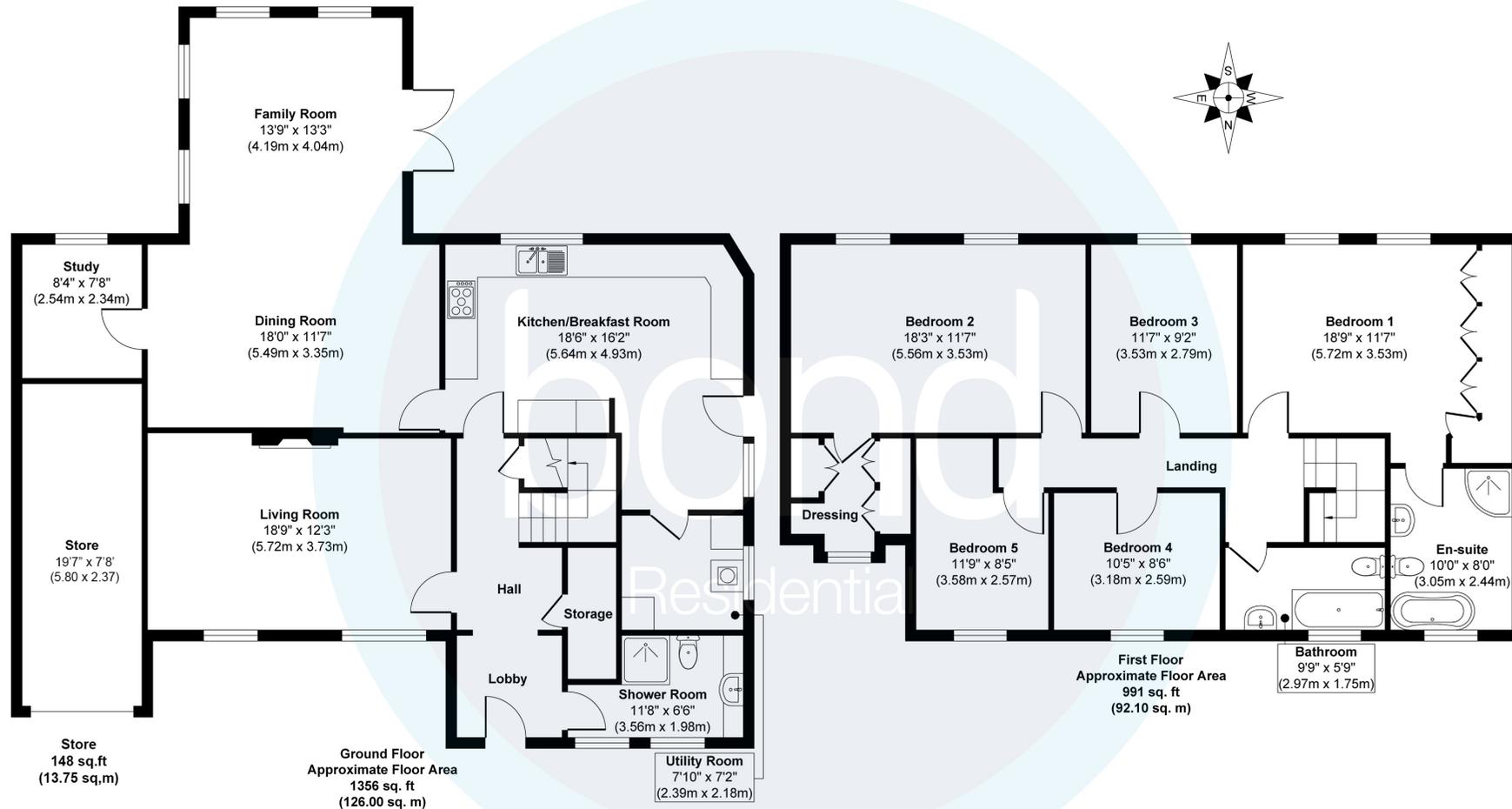
- Extended five bedroom detached family home
- Three bathrooms
- Guest bedroom with walk in wardrobe
- Driveway parking for multiple vehicles
- Recently redecorated internally
- Four reception rooms
- 20ft Kitchen/breakfast room and separate utility room
- 54' x 52' (16.46m x 15.85m) South facing rear garden
- Integral storage room
- No onward chain











Approx. Gross Internal Floor Area 2348 sq. ft / 218.10 sq. m

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

Produced by Elements Property

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