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Residential
for sale
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Old Church Road, East Hanningfield, Essex, CM3 8AX

Council Tax Band C (Chelmsford City Council)

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£350,000 Freehold

Constructed in 2022 this modern semi detached house features gas central heating and double glazing and is offered for sale with no onward chain and is located in this highly desirable village on the outskirts of Chelmsford.

ACCOMMODATION

The accommodation on the ground floor boasts underfloor heating and features an open plan design with a ground floor cloakroom as you enter the property. The open plan kitchen is located to the front and is well fitted with modern handleless gloss units with worktops and upstands. Integrated appliances include an integrated electric oven with gas hob and cooker hood over. The main living and dining space area features french double doors opening into the rear garden.

On the first floor there are two generous double bedrooms both featuring fitted wardrobes, the separate family bathroom features a contemporary white suite with P-shaped shower bath.

To the front of the property there is driveway parking for two cars and a side pathway provides access via a gate to the enclosed rear garden which extends to around 45ft in depth and features timber decking to the immediate rear of the house and a lawned area with a raised bed.

All mains services are available.

EAST HANNINGFIELD

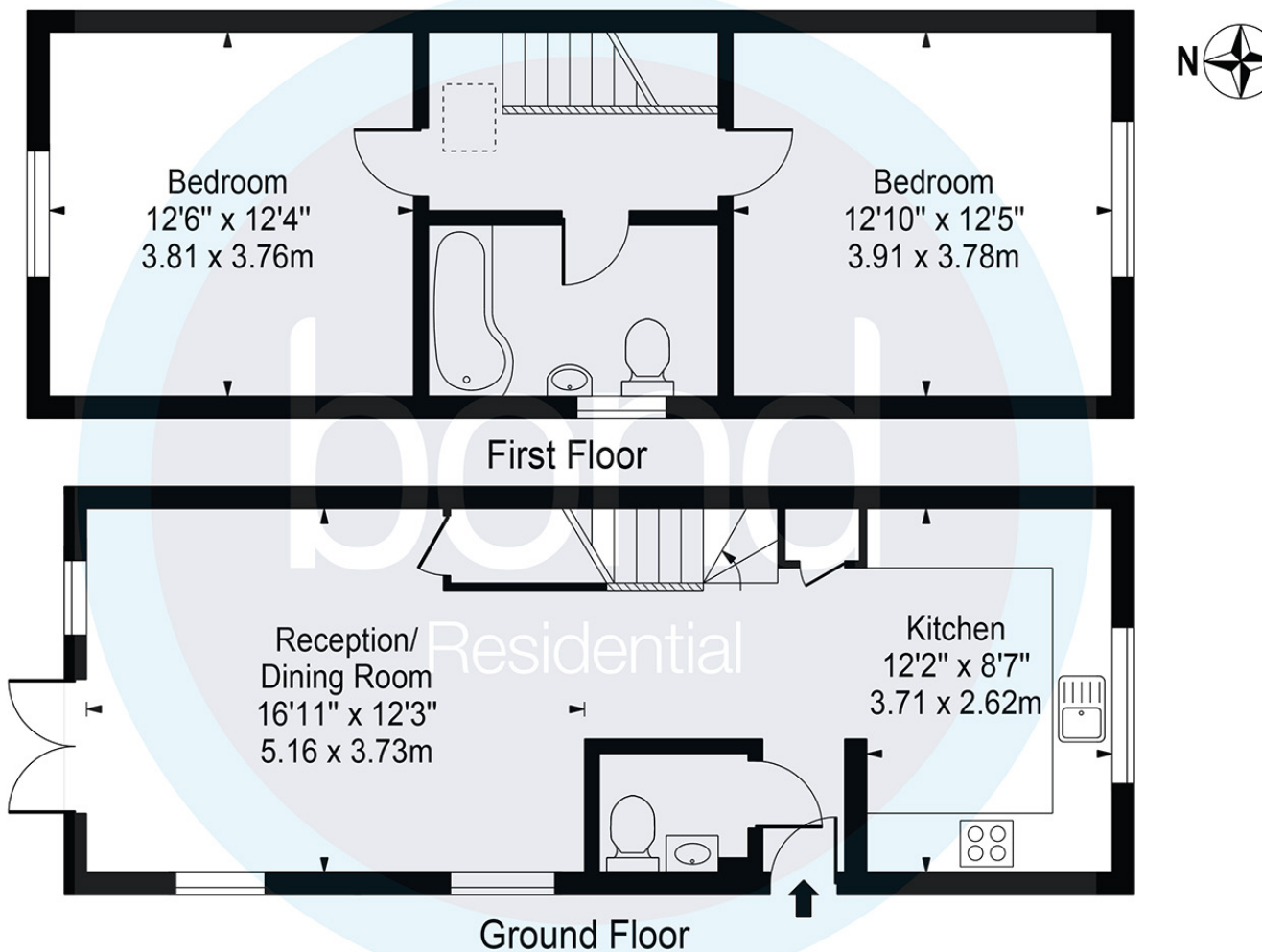
East Hanningfield is a small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is surrounded by the villages of Bicknacre, Woodham Ferrers, West Hanningfield, Howe Green, and Rettendon. It is a popular village and offers a local primary school, post office/shop and regular bus services to Chelmsford, Southend and South Woodham Ferrers. Chelmsford itself offers some of the most highly regarded schools in the UK and boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

- Semi detached house constructed in 2022
- Fitted kitchen with integrated hob and oven
- Two double bedrooms with built in wardrobes
- 45ft enclosed rear garden
- No Onward Chain
- Open plan living/dining space with french doors opening into the garden
- Ground floor cloakroom and first floor family bathroom
- Gas central heating with underfloor heating on ground floor
- Driveway parking for 2 cars
- Sought after village location





Approx. Gross Internal Area 860 Sq Ft - 79.90 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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