



East Hanningfield Road, Howe Green, Chelmsford, Essex, CM2 7TQ

Council Tax Band F (Chelmsford City Council)



£925,000 Freehold

A spacious four bedroom detached house, with scope to extend even further (STPP which was approved 2004 for an extension, as well as planning was approved to convert the garage, both have lapsed). There is a large roof space ideal for extending into as well SSTP. The property occupies a plot circa 0.28 acre, with a south westerly aspect rear garden in excess of 100ft in depth, with access to the A12 and A130, just four miles to Chelmsford City.

ACCOMODATION

The property is access via an entrance porch which opens to a very spacious reception hallway, with useful storage cupboards. The property enjoys a large dual aspect lounge with multi fuel burner and sliding patio doors open to the rear garden, as well as a separate dining room and kitchen refitted with high quality integrated appliances open to the breakfast area with French doors to the rear. The property has the benefit of a separate utility room and a study/family snug and ground floor cloakroom to compliment the ground floor accommodation.

Upstairs there are four double bedrooms with a refitted ensuite to the main bedroom, as well as a refitted family bathroom with a bath as well as a shower. As mentioned there is a large roof space/loft area, providing ample storage as well as potential to extend into STPP.

OUTSIDE

The rear garden is a salient feature of the property enjoying a south westerly aspect, in excess of 100ft in depth with a range of flower and shrub beds, patio seating area with pergola over, path meandering to the summer house, and arbour arch with leads through to the rear section of the garden with timber outbuilding shed. This is a tranquil area away from the main house and garden. From the rear garden there is a generous side access leading to the front.

To the front is a good sized driveway providing off road parking which provides access to the double garage.

The property is connected to all mains services and benefits from a replacement gas fired boiler fitted in 2021.

HOWE GREEN

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.

- Spacious four bedroom detached house
- Three reception rooms
- Utility room
- Four Double bedrooms
- Access to A12 and A130 and 4 miles to Chelmsford City
- Occupying a plot circa 0.28 acres
- Refitted kitchen and breakfast room
- Driveway and double garage
- Ensuite to main bedroom and family bathroom









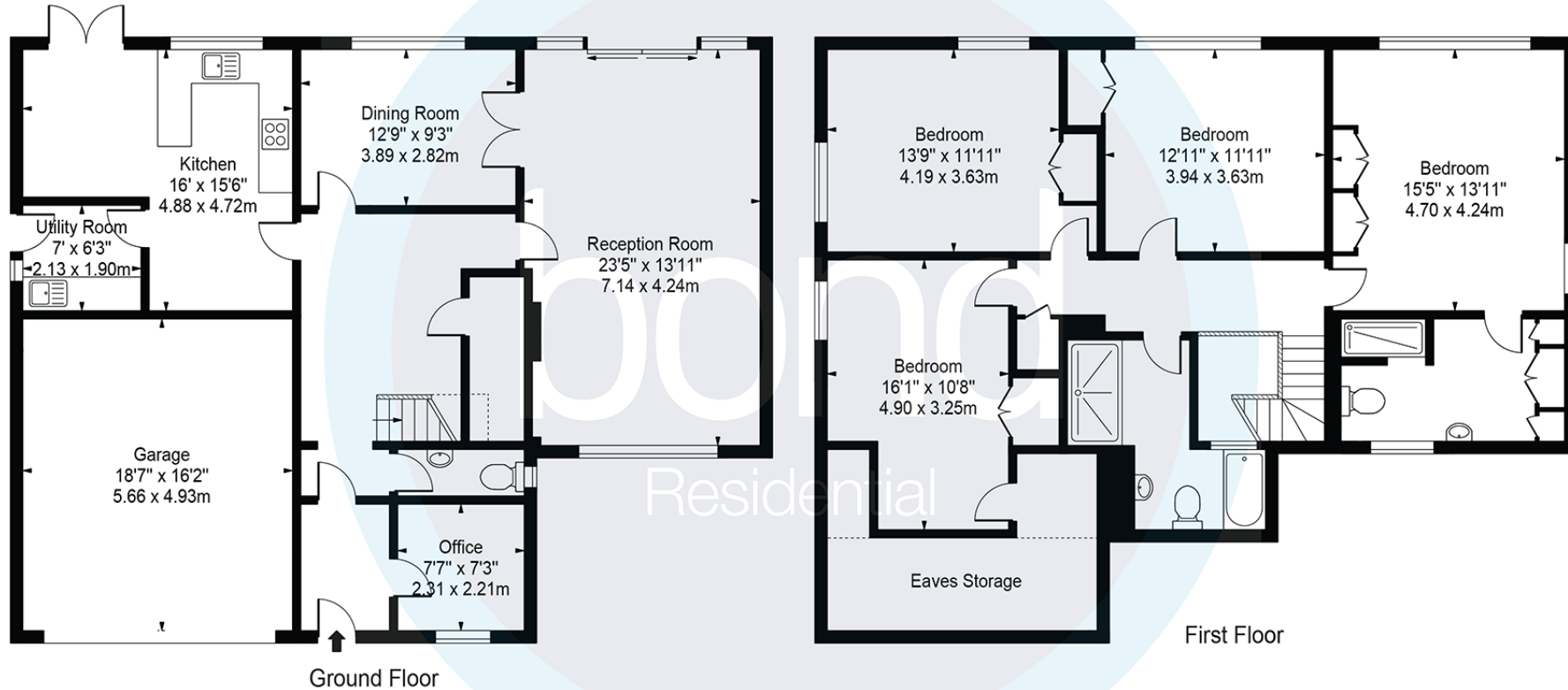




Approx. Gross Internal Area 2292 Sq Ft - 212.93 Sq M

(Including Eaves Storage, Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area Of Garage 300 Sq Ft - 27.90 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.

10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk

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