



Maldon Road, Sandon, CM2 7RZ

Council Tax Band G (Chelmsford City Council)



£999,950 Freehold



A modern detached family home located in a small close of just six homes on the outskirts of Danbury and Sandon.

## ACCOMMODATION

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 built in cloaks cupboard, ground floor cloakroom, the main living room opens into a dining or additional sitting room area, there is a separate home office and a large 23ft fitted kitchen with central island unit and open plan family room or dining space. Bi-folding doors provide an outlook across the rear garden.

On the first floor there are four double bedrooms all offering fitted bedroom furniture and storage solutions, the principal bedroom has a dressing area and en-suite shower room, a further ensuite is provided with the guest bedroom and there is a separate family shower room. The fourth bedroom was originally divided into two bedrooms so if a fifth bedroom is required then this could be converted back to its original format by reinstating a studwork wall and door to the landing area.

Outside the overall plot extends to approaching one fifth of an acre. There is off street parking for 3 or 4 cars and a detached double garage. The rear garden features a large decked area which extends across the rear of the property and is covered at the rear of the kitchen. The garden is predominantly lawned with an additional decked seating area towards the rear boundary. The property occupies a corner plot position and the garden enjoys both southerly and westerly aspects.

## LOCATION

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. For the commuter there are main line stations at Chelmsford City centre, Beaulieu Park and Hatfield Peverel which provide services to London Liverpool Street with average journey times of around 30 minutes.

- Superbly presented detached family home
- Fully fitted kitchen and family room with bi-folding doors
- Four double bedrooms with two en-suite shower rooms
- Oil fired central heating and double glazing with custom fitted shutters
- Overall plot of one fifth of an acre with southerly and westerly aspects
- Large living room with open plan dining/sitting area
- Ground floor study
- Family shower room and ground floor cloakroom
- Detached double garage and additional driveway parking















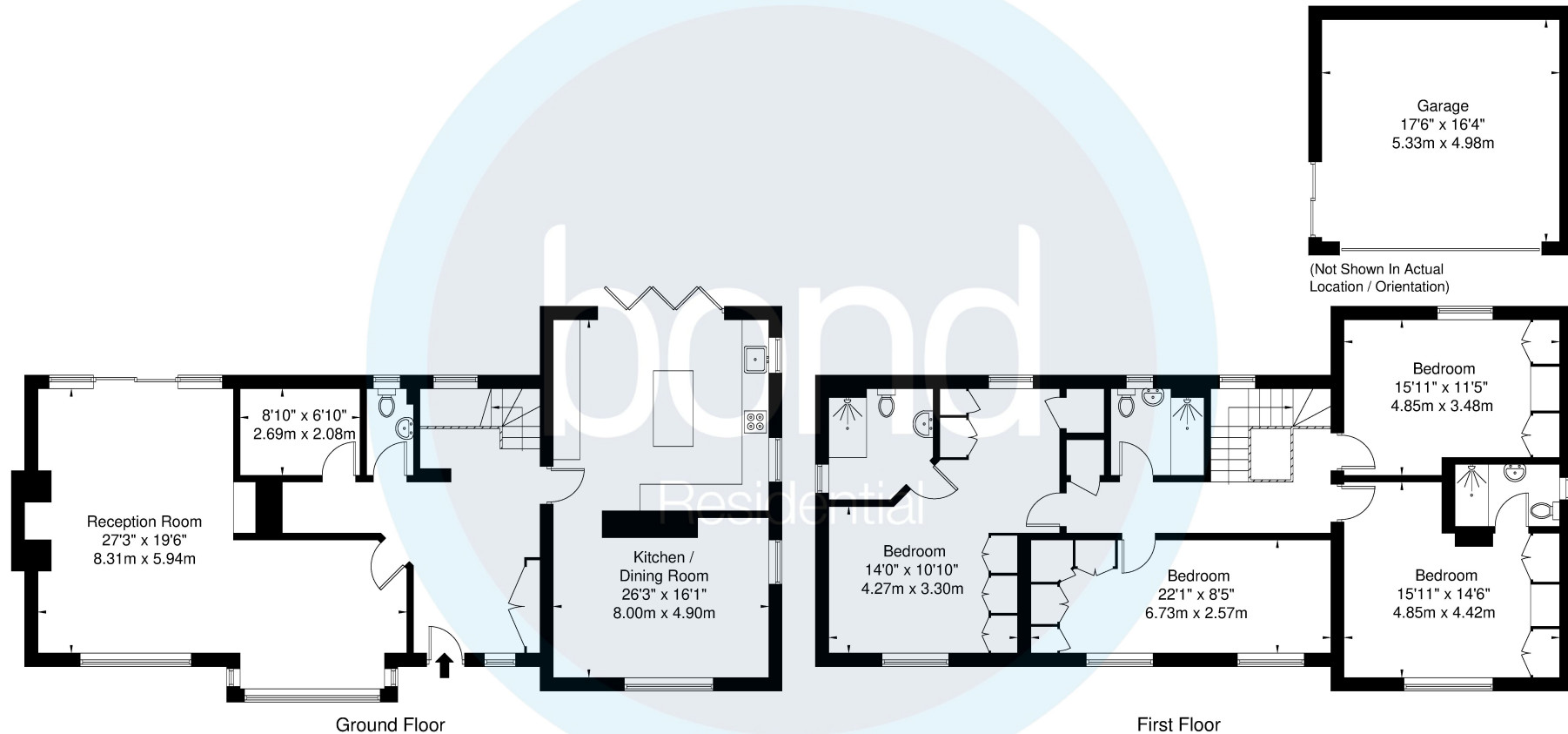








Approximate Gross Internal Area = 218.9 sq m / 2356 sq ft  
 Garage = 26.7 sq m / 287 sq ft  
 Total = 245.6 sq m / 2643 sq ft



### 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, 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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