



Highfields Mead, East Hanningfield, CM3 8XA

Council Tax Band F (Chelmsford City Council)

3 4 2

£625,000 Freehold

Located a small mews in this highly desirable and popular village this detached family home offers extended and well presented accommodation and early viewing is strongly advised.

ACCOMMODATION

Ground floor accommodation comprises entrance hall, cloakroom, a good-sized living room with feature fireplace, the kitchen/diner has been extended and is filled with light and features white shaker style units with integrated appliances and is complemented by a practical utility area. On the first floor the principal bedroom offers a modern en-suite shower room whilst the three remaining bedrooms are served by a modern family bathroom. The home further benefits from gas central heating and double glazing.

OUTSIDE

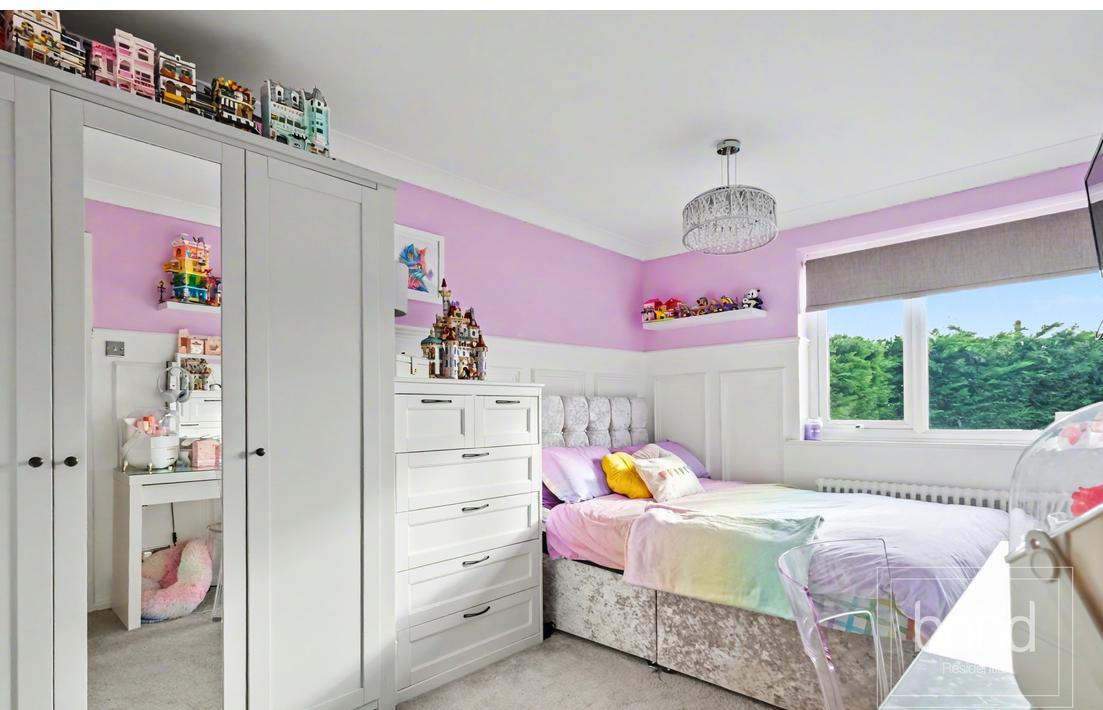
Externally, the property is nicely positioned in a small mews just off the main close and features a driveway providing off-road parking, leading to a double garage (*currently boarded out and used as a playroom by the current owners but easily reverted to a garage if required). The rear garden enjoys a paved patio area ideal for outdoor seating, with the remainder laid to lawn and bordered by mature conifers providing screening to the rear boundary.

LOCATION

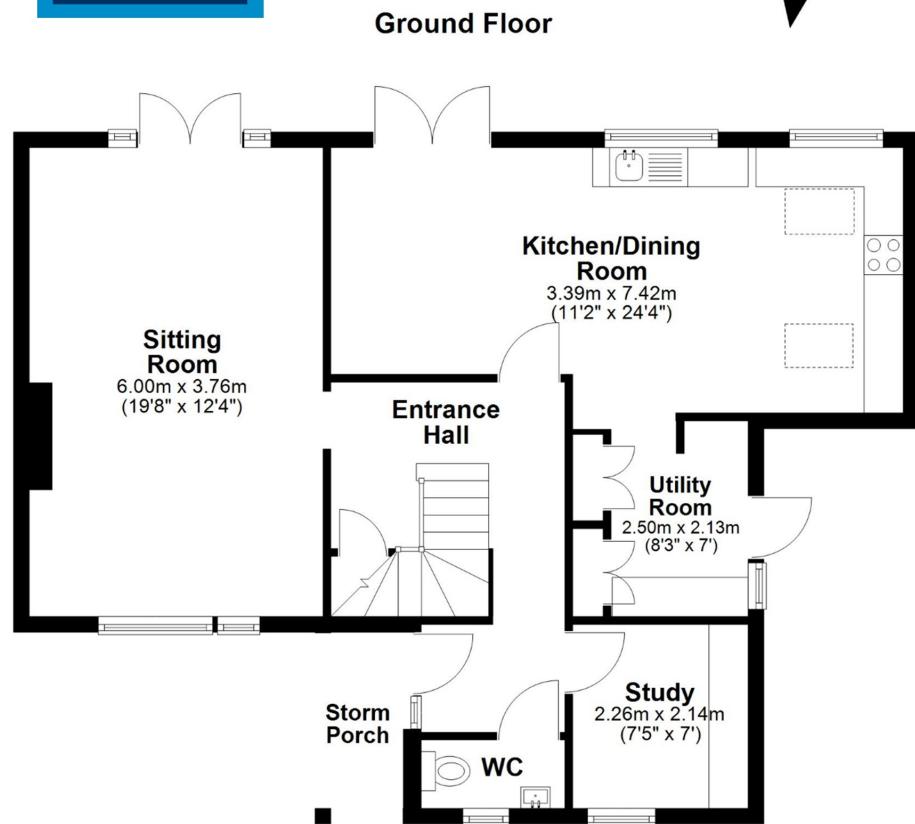
East Hanningfield is a popular small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is surrounded by the villages of Bicknacre, Woodham Ferrers, West Hanningfield, Howe Green, and Rettendon. Amenities include a local primary school, restaurant, pub, 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.

- Superbly presented & extended detached family house
- Modern fitted kitchen/diner with integrated appliances
- Study
- Principal bedroom with en-suite shower
- Gas central heating and double glazing
- Spacious living room with feature fireplace
- Separate utility room
- Four bedrooms
- Modern family bathroom and ground floor WC
- Double garage* & driveway parking







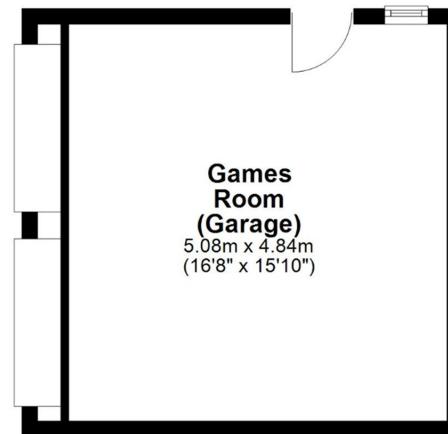


APPROX INTERNAL FLOOR AREA 127 SQ M (1370 SQ FT)
OUTBUILDING 25 SQ M (270 SQ FT)

This floorplan is for illustrative purposes only and is
NOT TO SCALE all measurements are approximate
 NOT to be used for valuation purposes.

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Outbuilding



First Floor

