



Highfields Mead, East Hanningfield, CM3 8XA

Council Tax Band F (Chelmsford City Council)



£550,000 Freehold

ACCOMMODATION

A modern detached family home which has been improved by the current owners and is superbly presented throughout and which benefits from gas central heating, double glazing and boarded loft space for which the current owners have structural and architectural drawings available for a loft conversion.

The ground floor accommodation comprises entrance hall, cloakroom, living room with feature fireplace, study, there is a spacious open plan kitchen/diner/breakfast room fitted with modern shaker style units and granite worktops and integrated appliances, a separate utility room completes the ground floor space. On the first floor there are four bedrooms, the principal bedroom features a fully tiled en-suite and the current owners have utilised the 4th bedroom as a walk in dressing room but this could easily be reverted back if required, a family bathroom completes the living accommodation.

Externally the house enjoys a larger than average size plot for the development with the rear boundary extending to approximately 70ft in width. The garden wraps around the rear of the house and also backs onto open farmland. There is also a detached double garage and block paved drive providing additional off road parking.

LOCATION

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.

- Sought after village location
- Rear garden backing onto open farmland
- Ground floor cloakroom
- Modern open plan kitchen/dining/breakfast room
- Separate utility room
- Modern family bathroom
- Architectural and Structural drawings available for loft conversion
- Superbly presented detached family home
- Double garage and additional driveway parking
- Living room with feature fireplace
- Study
- Principal bedroom with en-suite and dressing room/bedroom 4
- Gas central heating and double glazing









