

bond
Residential



Sandon Hall Bridleway, Howe Green, CM2 7RL

Council Tax Band F (Chelmsford City Council)



Offers in excess of £750,000 Freehold

A detached family home offering almost 2000sq ft of accommodation and enjoying an overall plot of 0.17 of an acre. The property provides an excellent opportunity for modernisation and improvement.

ACCOMMODATION

The ground floor accommodation is set around a central entrance hall with ground floor cloakroom and comprises spacious sitting room, separate dining room with fitted kitchen and breakfast room. On the first floor are four good sized bedrooms with the principal bedroom featuring a dressing room and en-suite bathroom, the guest bedroom is located over the garage and features built in eaves storage and lends itself to be altered and provide a 2nd en-suite (subject to usual consents) a family bathroom completes the living accommodation. OUTSIDE The overall plot extends to 0.17 of an acre and to the front of the property there is an established garden which is retained by hedging and provides a high degree of privacy. A block paved driveway provides parking for several cars and access to the double garage. To the left hand side of the property there is plenty of space and scope to extend (stpp). The rear garden is mature and is mainly lawned with mature flower and shrub beds.

LOCATION

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 also 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.

- Detached family home offering 1980 sq ft of accommodation
- Living room and separate dining room
- Ground floor cloakroom and family bathroom
- Double garage and additional driveway parking
- No Onward Chain
- Four bedrooms with dressing room and en-suite to principal bedroom
- 19ft kitchen/breakfast room
- Gas central heating
- Overall plot of 0.17 acres with established rear garden
- Ideal opportunity for modernisation and improvement

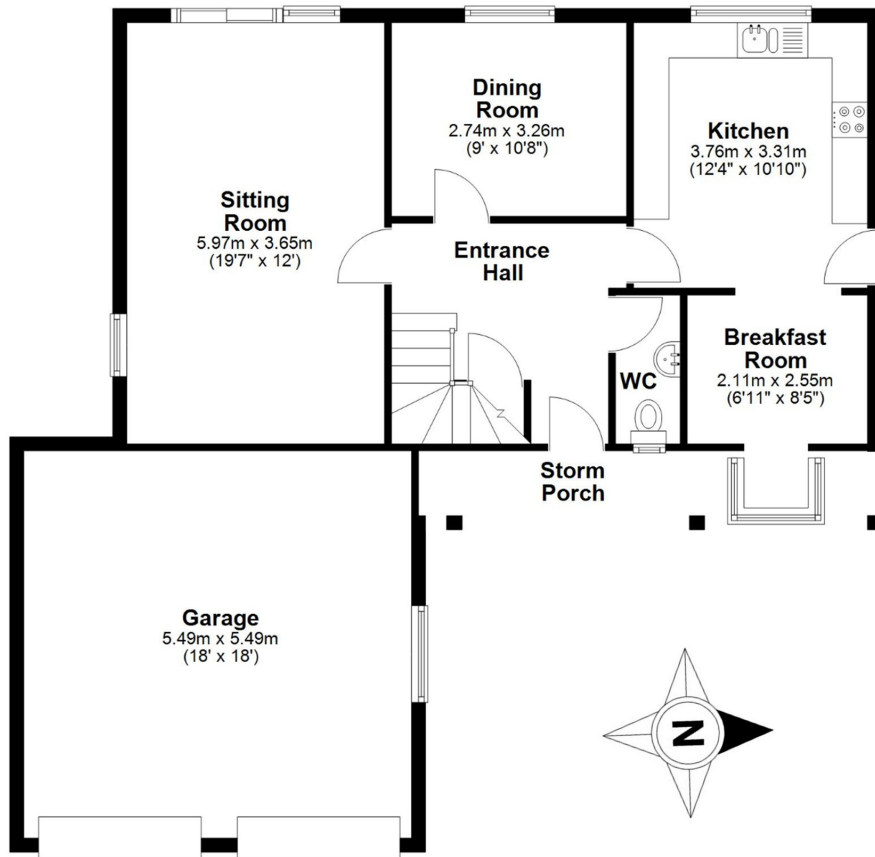




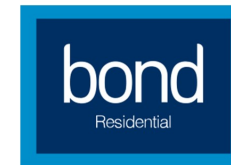
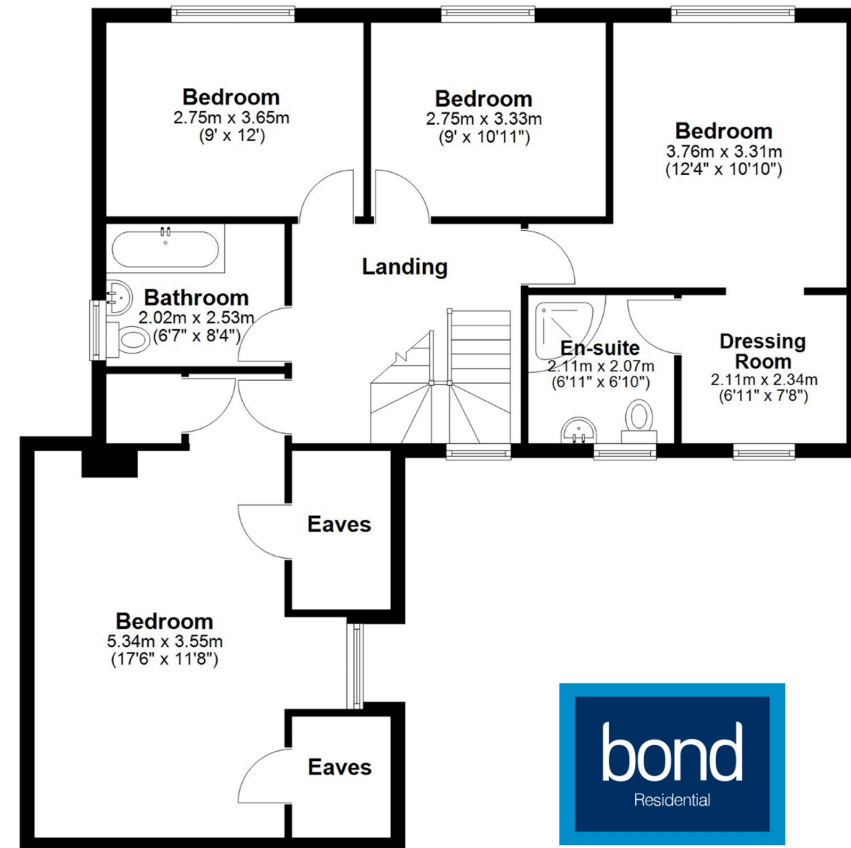




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 184 SQ M (1980 SQ FT) (Includes Garage)

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

Copyright Bond Residential 2025

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

