



The Tye, East Hanningfield, CM3 8AU

Council Tax Band F (Chelmsford City Council)



Guide Price £700,000 - £750,000 Freehold

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Offered with no onward chain and set within a highly desirable village, this spacious four-bedroom detached house offers over 1,700 sq ft of flexible accommodation and represents an excellent opportunity for buyers seeking village life in a spacious family home which offers further scope to extend (stpp) and improve further.

ACCOMMODATION

The ground floor accommodation features a welcoming entrance hall with cloaks cupboard and ground floor wc, a light and airy living room with feature fireplace overlooks the rear garden, a separate sitting room provides versatility, and a fitted kitchen with adjoining dining area also enjoy views of the rear garden and provide an ideal space for family life. A useful utility room provides additional storage and access into the garage.

On the first floor, there are four bedrooms with the principal bedroom afforded an en-suite shower room, alongside a family bathroom. The property also benefits from gas central heating with a new boiler installed in 2020.

OUTSIDE

Externally, the property occupies a generous 0.20 acre plot with a lawned rear garden enjoying an easterly aspect with open space beyond and therefore offering privacy ideal for outdoor entertaining. To the front of the home there is an oversized garage and a driveway and turning area providing parking for several vehicles.

LOCATION

Nestled in the heart of south Essex, the village of East Hanningfield offers a delightful blend of rural tranquillity and convenient accessibility. Located just to the south-east of Chelmsford and to the north-west of South Woodham Ferrers, it boasts easy links to the region's main commuter and leisure hubs.

SERVICES

Mains electricity, water, drainage and gas are available

- Detached family home extending to approx. 1,700 sq ft
- Four bedrooms including en-suite to principal bedroom
- Separate utility room
- Gas central heating
- Generous 0.20 acre plot with scope to improve and extend (subject to consents)
- Spacious entrance hall with ground floor wc
- Two separate receptions rooms and a spacious kitchen/diner
- Family bathroom
- Garage and driveway parking for several vehicles
- No onward chain





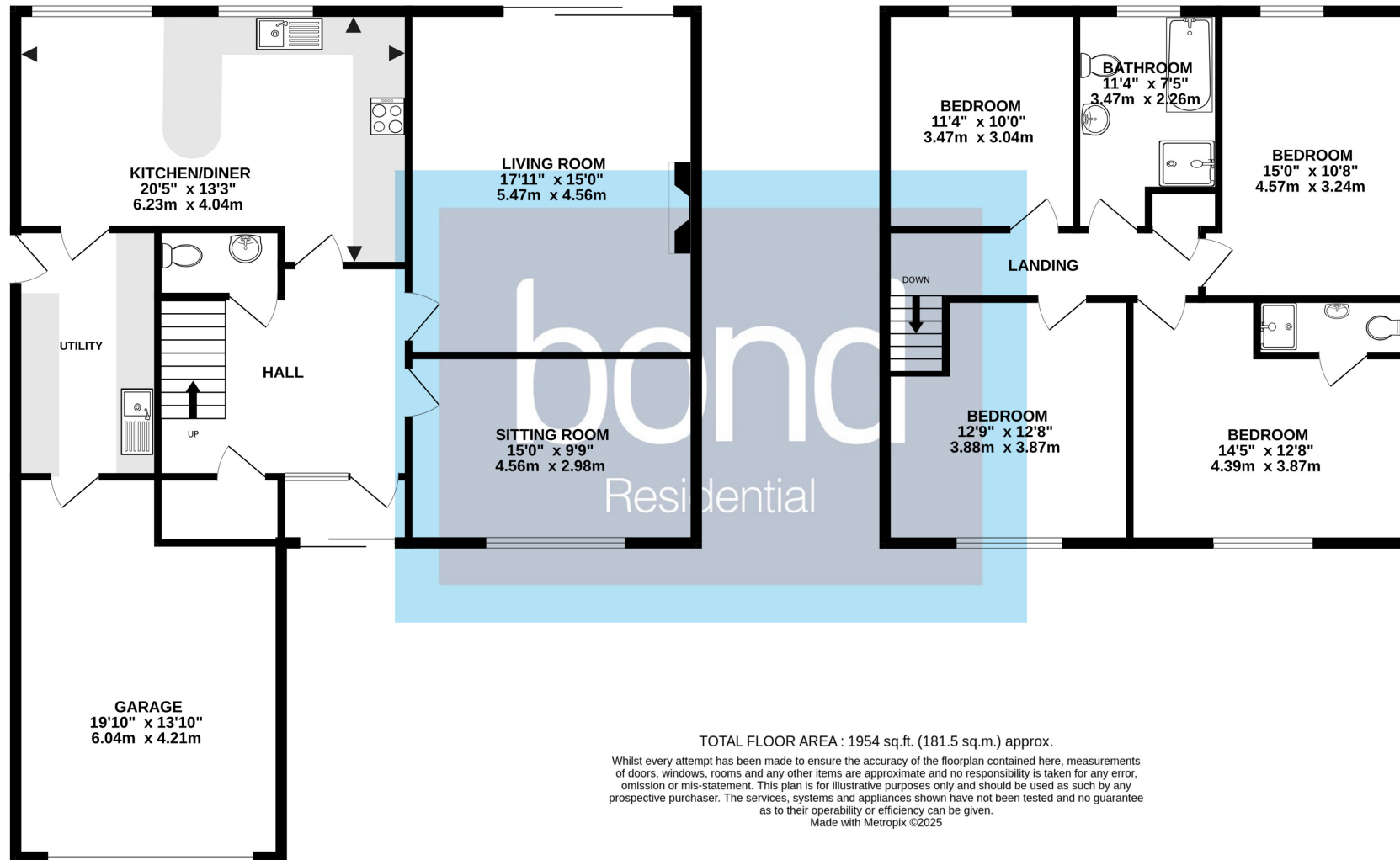




GROUND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



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