



Middlemead Close, West Hanningfield, Chelmsford, Essex, CM2 8UR

Council Tax Band C (Chelmsford City Council)

 3  4  2

Guide Price £560,000 - £580,000 Freehold



**Guide Price £560,000 - £580,000**

Situated in the sought-after village of West Hanningfield, this beautifully presented four-bedroom link-detached home offers generous living space, modern conveniences, and a peaceful semi-rural setting. With 1 660 sq. ft. of internal accommodation, this home is perfect for families seeking a balance between countryside charm and accessibility.

Upon entering, you are welcomed into a spacious hallway, leading to a sitting room and a separate dining room, ideal for entertaining. The modern kitchen is well-equipped with ample workspace and storage. A living room at the rear provides a bright and airy space, with French doors opening onto the garden. Additionally, there is a utility room, boiler room, and a WC, offering practicality and convenience. The first floor boasts three well-proportioned double bedrooms, each offering ample space for storage. A contemporary family bathroom serves this level, featuring modern fittings. A stunning primary bedroom suite occupies the top floor, offering a spacious bedroom with a private en-suite shower room, creating a peaceful retreat away from the main living areas and offering views over the nearby reservoir. Externally, the property benefits from a garage measuring 8'11" x 15'6", perfect for secure parking or additional storage. The private rear garden provides a tranquil outdoor space for relaxation and entertaining.

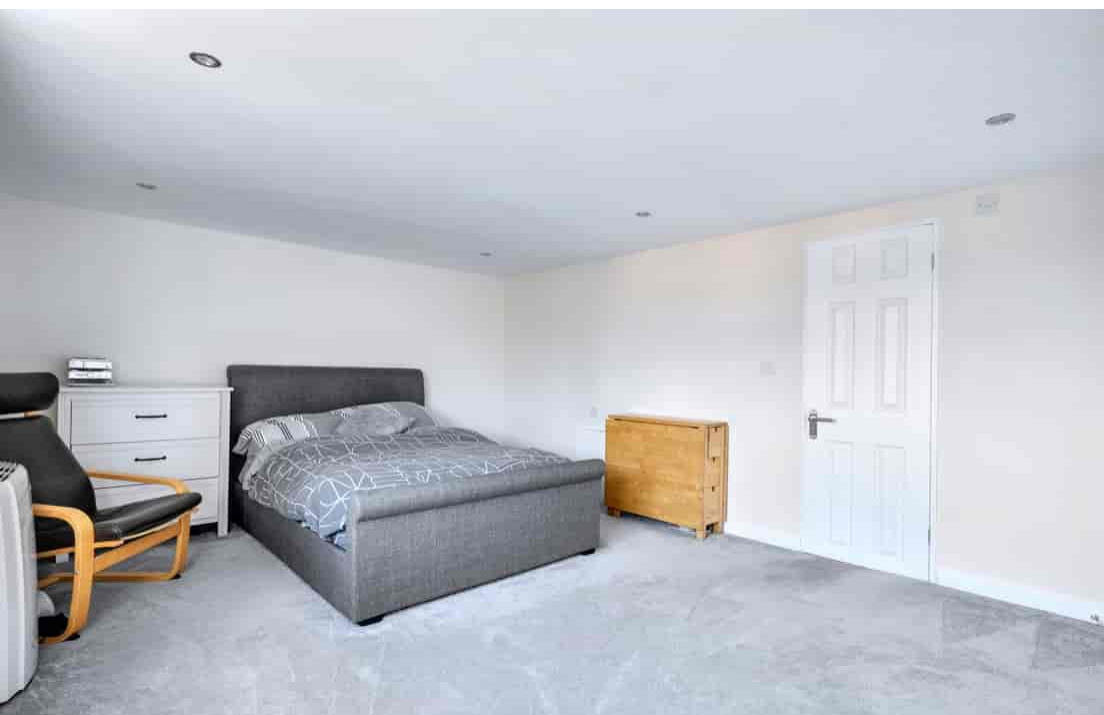
## Location

The village of West Hanningfield lies just over 6 miles south of the City of Chelmsford. The village has its own pub, village hall and primary school and is largely surrounded by open countryside providing a network of walks and bridle paths over rolling Essex countryside. Nearby villages of Stock, Galleywood and Great Baddow offer local shopping facilities whilst more extensive shopping and leisure facilities can be found in Billericay and Chelmsford. The village is highly popular as it offers a good choice of mainline stations into central London including Ingatestone, Billericay, Shenfield, Wickford as well as Chelmsford. The A12 is also just over 2.5 miles from the property and provides onward connection to the M25.

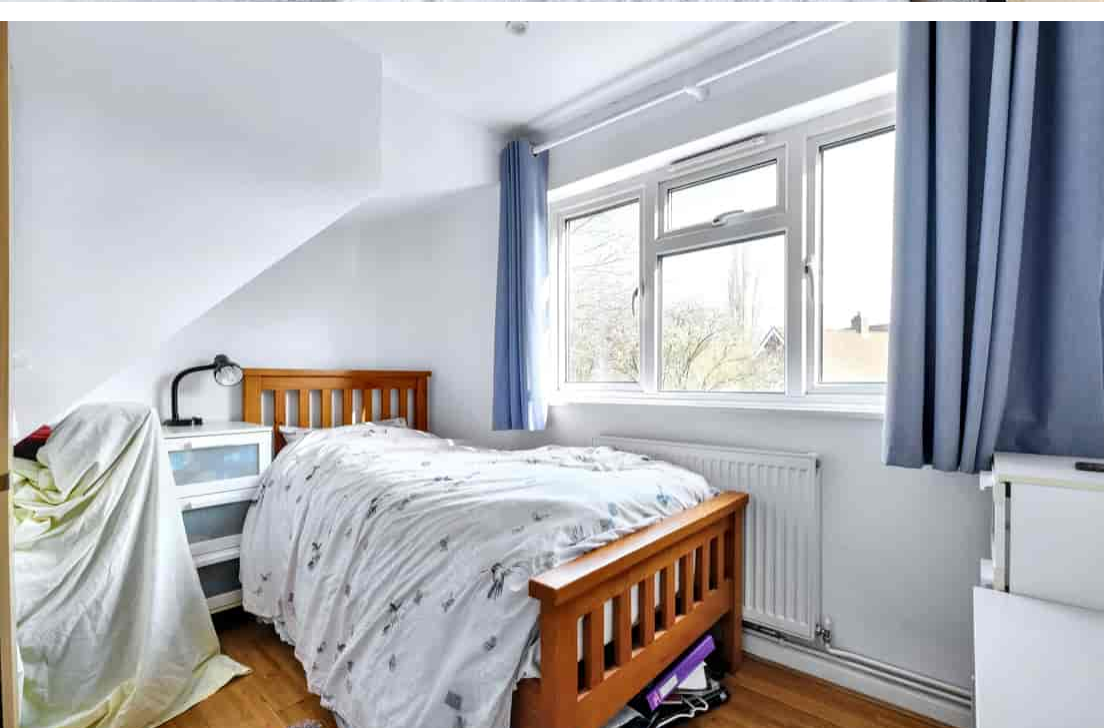
**Tenure:** Freehold **EPC Rating:** D **Council Tax Band:** C

- Link Detached Family Home
- Modern Kitchen & Utility Room
- Garage in Block
- Desirable Village Location With Excellent Transport Links
- Three Reception Rooms
- Four Double Bedrooms
- Landscaped rear garden
- Oil Central Heating











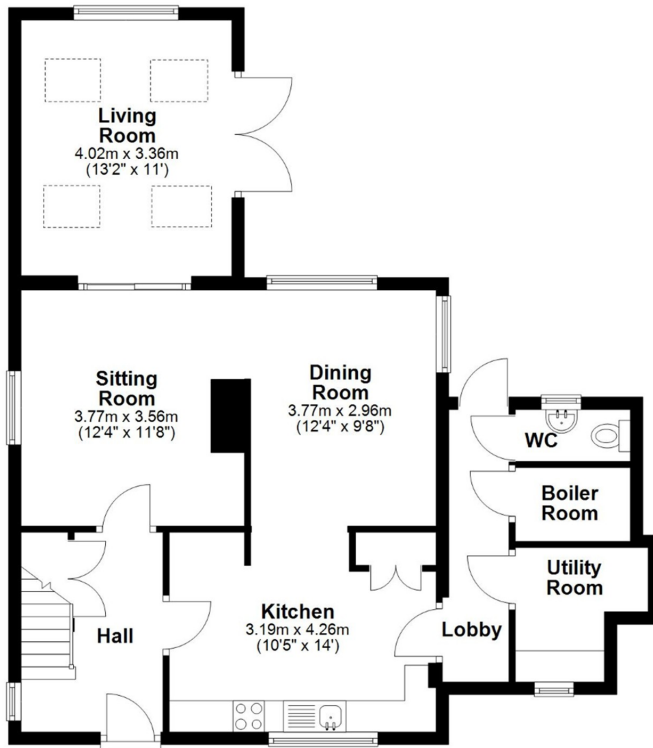






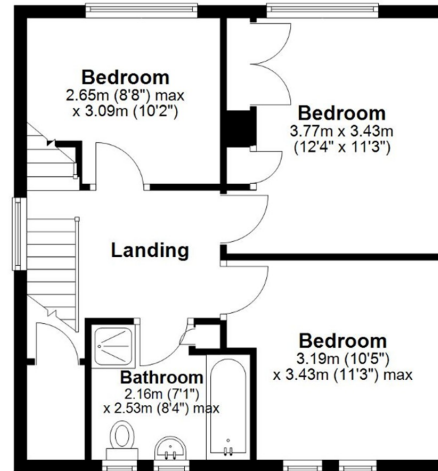


## Ground Floor

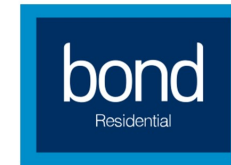
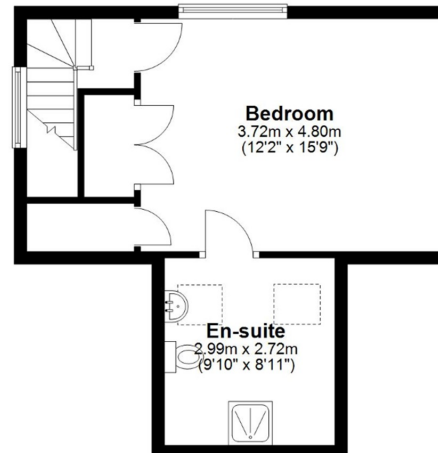


**APPROX INTERNAL FLOOR AREA**  
154 SQ M (1660 SQ FT)  
**OUTBUILDING** 13 SQ M (140 SQ FT)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
all measurements are approximate  
**NOT** to be used for valuation purposes.  
**Copyright Bond Residential 2025**

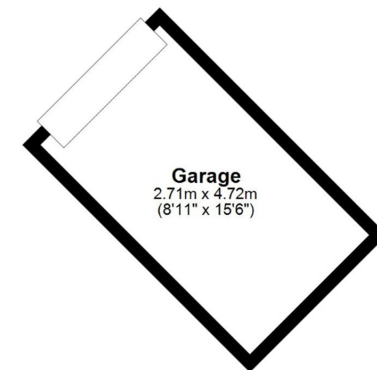
## First Floor



## Second Floor



## Outbuilding



78, New London Road,  
Chelmsford, Essex, CM2 0PD  
**Telephone: 01245 500599**  
**Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

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.

