



Hackmans Lane, Cock Clarks, CM3 6RE

Council Tax Band C (Chelmsford City Council)

2 3 1

Offers in excess of £550,000 Freehold

ACCOMMODATION

An older style three bedroom semi detached house which has been extended to the ground floor to provide spacious living accommodation which comprises entrance hall, 22ft living room, separate playroom/home office, fitted kitchen/diner with shaker style units and integrated hob and oven and bi-folding doors opening into the rear garden, utility room and ground floor cloakroom. On the first floor there are three double bedrooms and a shower room which has been re-fitted recently by the current owners. The home also benefits from oil central heating and double glazed windows. To the front of the property there is a block paved drive providing off road parking for 4/5 vehicles with double gates leading through to the rear garden. The rear garden is lawned and extends to approximately 200ft in length and enjoys a westerly facing aspect and features a patio area to the immediate rear of the house. To the far end of the garden there is a large timber outbuilding which measures 33ft x 11ft and has power and light and could easily be adapted and utilised for a variety of uses.

LOCATION

Cock Clarks is a small village located on the edge of the nearby villages of Danbury and Bicknacre which are within a few minutes drive and offer local amenities and schooling. For the commuter, the property is within close proximity to South Woodham Ferrers railway station which provides links into London Liverpool street. There is a choice of schools in the area in both the public and private sector, including Maldon Court Prep School, Heathcote and Elm Green and slightly further afield, New Hall at Boreham. The nearest town of Maldon is one of the oldest recorded towns in Essex with its historic quay and High Street with local and national stores as well as quaint tea rooms, historic pubs and a mixture of restaurants and bars. Further amenities can be found in South Woodham Ferrers and the city of Chelmsford with its vibrant high street and collection of restaurants and bars, with high street and boutique shopping facilities.

- Character semi detached family home
- Recently re-fitted shower room
- Modern kitchen/diner with integrated oven and hob
- Ground floor cloakroom
- Large timber workshop and garden store with power and light
- Off road parking for 4/5 cars
- Semi rural village location
- Three double bedrooms
- Spacious living room with feature fireplace
- Utility room
- Playroom/Home office
- 200ft westerly facing rear garden
- Oil central heating and double glazing
- Excellent scope for further extension (STPP)



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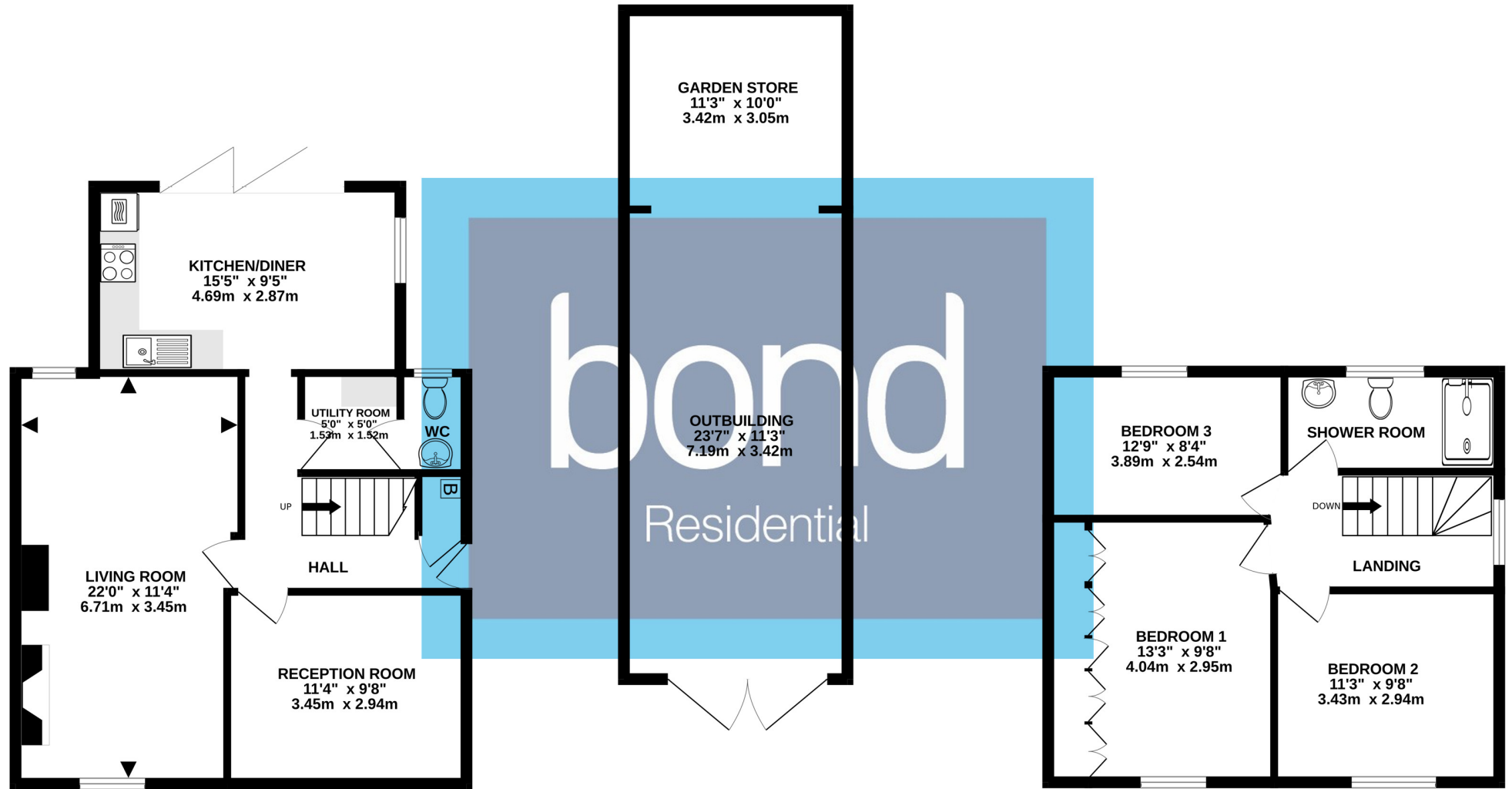
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GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1144sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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