



Southend Road, Howe Green, CM2 7TE

Council Tax Band E (Chelmsford City Council)

 3  5  3

£975,000 Freehold

Located in the popular village of Howe Green, just south of Chelmsford, this exceptional detached family home sits on a generous third of an acre plot. Extensively extended and improved by the current owners, this property offers nearly 2700 sq ft of versatile living space, perfect for modern family life.

Accommodation on the ground floor commences with a large entrance hall which provides views through to the gardens beyond, a 25ft rear facing living room provides dual aspect views into the rear garden creating a bright and inviting space. An impressive 21ft dining room is located to the front of the property and opens seamlessly into a modern, extensively fitted kitchen complete with integrated appliances and granite work tops. Adjacent to the kitchen is a spacious utility room which is conveniently situated to the rear of the garage. There is also a study/home office and flexible room that can serve as a 5th bedroom complete with an en-suite shower.

The first floor provides a spacious main bedroom with en-suite shower room, bedroom two provides access to eaves space offering potential for an additional en-suite. Two further bedrooms and a large family bathroom complete the first floor accommodation.

The property is set back from the road, featuring a large in/out driveway with an EV charging point and ample parking for multiple vehicles, along with an integral garage. The extensive rear garden includes a large patio terrace, ideal for entertaining, leading onto a well-maintained lawn with mature trees, shrubs, and a summer house.

ADDITIONAL LAND

Beyond the rear garden lies a large paddock extending to approximately 0.4 of an acre, with open fields beyond. This additional land is available by separate negotiation.

Howe Green is a charming village just minutes from the A12 and A130 trunk roads and Sandon Park & Ride Station. Chelmsford City Centre, located within 4 miles, offers a comprehensive range of shopping, educational, and recreational facilities, as well as a mainline station with services to London Liverpool Street in approximately 40 minutes. The nearby village of East Hanningfield features a pub, a highly regarded restaurant, a village hall, a shop, and an infant and junior school. A selection of both state and private schools, including Chelmsford County High School for Girls and the Grammar School, are within easy reach.

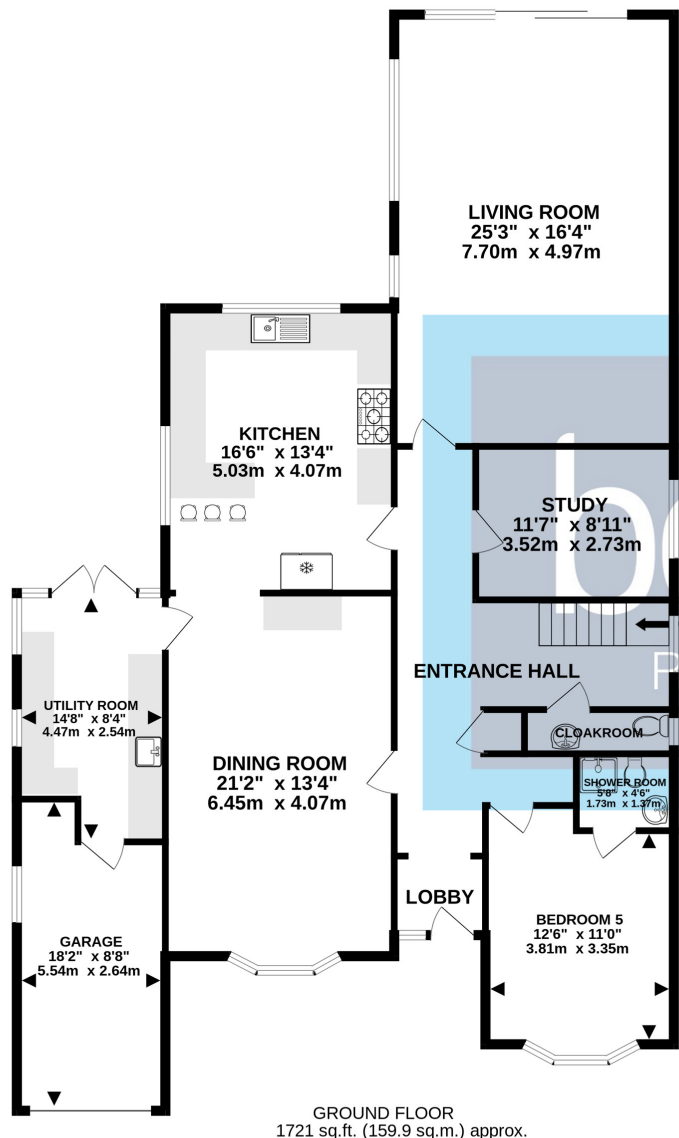
- Approaching 2700 sq ft of living accommodation
- Three large reception rooms
- Three bathrooms and ground floor cloakroom
- Double glazing and gas central heating
- Garage and extensive driveway parking
- Substantial five bedroom detached family home
- Modern fitted kitchen with granite worktops and large utility room
- Third of an acre plot with option to purchase an additional paddock
- EV charging point
- No onward chain



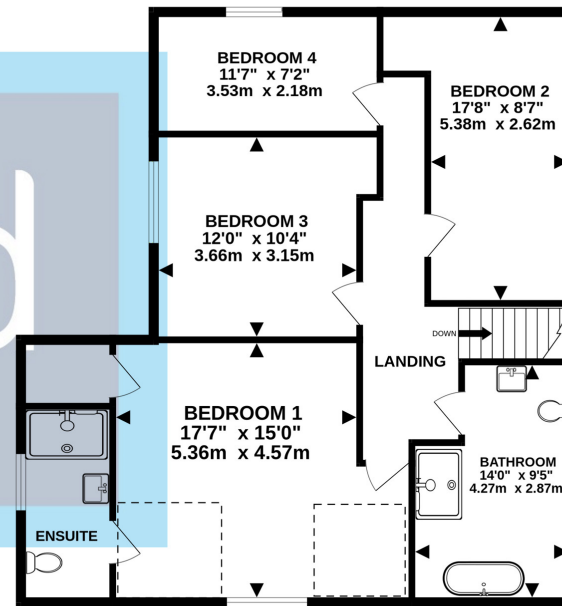








TOTAL FLOOR AREA : 2682 sq.ft. (249.2 sq.m.) approx.
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