



Old Church Road, East Hanningfield, CM3 8AX

Council Tax Band C (Chelmsford City Council)



Offers in excess of £350,000 Freehold

GUIDE PRICE £375,000 to £400,000

Offered with no onward chain is this recent 2022 built modern energy efficient house offering open plan living with two generous bedrooms, set in a pleasant village location ready to move in and enjoy. On the ground floor to the front of the property is the open plan kitchen area with sleek modern units, built in cooker and gas hob, with space for additional appliances. For added convenience there is a ground floor cloakroom, as well as a storage cupboard adjacent to the stair well. This area seamlessly connects to the living area which has access to a useful understair storage cupboard and enjoys French doors opening out to the rear garden. The ground floor has the luxury of underfloor heating throughout.

Stairs lead up to a spacious landing providing access to the two generous double bedrooms, each with a set of fitted wardrobe cupboards, as well as the spacious bathroom fitted with a modern white suit including P shaped bath with shower over.

Outside to the front is parking for two cars, with a side access leading to the neat rear garden, which is around 35ft in depth, with timber decking area to enjoy relaxing or al fresco dining, a raised shrub and flower bed, with the rest laid to lawn. There is a timber gate providing side access from the rear garden to the front.

The property is connected to all mains services and benefits from gas central heating and double glazing.

EAST HANNINGFIELD

East Hanningfield is a small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is surrounded by the villages of Bicknacre, Woodham Ferrers, West Hanningfield, Howe Green, and Rettendon. It is a popular village and offers a local primary school, post office/shop and regular bus services to Chelmsford, Southend and South Woodham Ferrers. Chelmsford itself offers some of the most highly regarded schools in the UK and boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

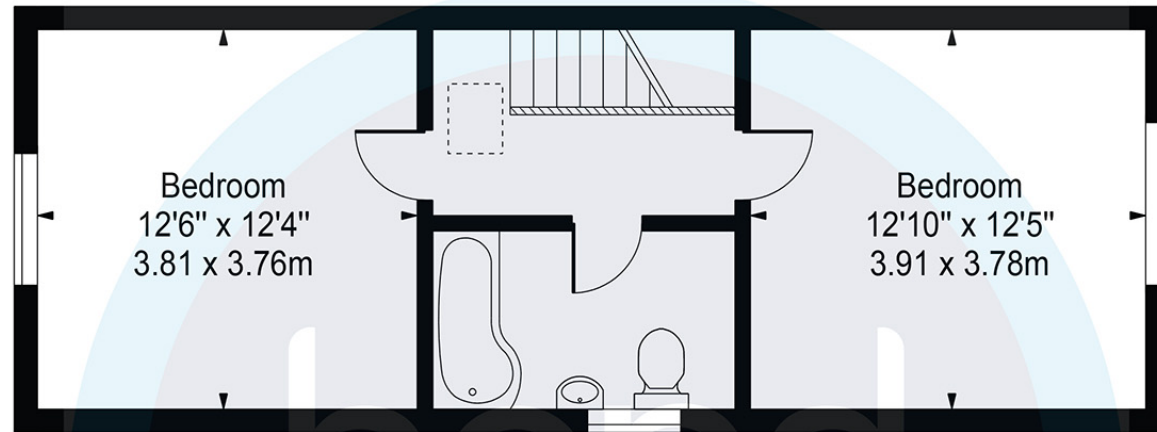
- GUIDE PRICE £375,000 to £400,000
- Open plan living dining room with bi fold doors to garden
- Two double bedrooms with built in wardrobes
- Two off road parking spaces
- No Onward Chain
- Modern (2022 build) two bedroom house
- Modern kitchen with separate utility /store room
- Spacious bathroom with shower over bath
- Neat rear garden approximately 45 ft in depth
- Underfloor heating to ground floor







Approx. Gross Internal Area 860 Sq Ft - 79.90 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: 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.

