



Ashley Green, East Hanningfield, CM3 8AY

Council Tax Band C (Chelmsford City Council)



OIRO £350,000 Freehold



Three bedroom house situated in the village of East Hanningfield, with three good sized bedrooms, refitted bathroom, open plan lounge diner, conservatory, approximately 60ft garden well screened from the rear and a block paved driveway and integrated garage to the front.

#### ACCOMODATION

The property has an entrance hall which has internal door to the garage, as well as access to the kitchen and living room. The kitchen comprises shaker style units, gas hob and electric oven, integrated fridge, space for appliances. The spacious open plan living and dining room with understair storage cupboard as well as two built in additional storage cupboards, radiator, French doors with sidelights providing access to the conservatory. The conservatory extends across the width of the property and is double glazed with French doors opening to the rear garden.

Upstairs the landing provides access to all rooms as well as access to the loft space via a fitted loft ladder, and we are advised is part boarded. There are three good sized bedrooms, the main bedroom benefitting from built in wardrobes. The family bathroom has been refitted with large shower, wc and vanity wash hand basin.

#### OUTSIDE

To the rear is a well maintained garden, approximately 60ft in depth, enjoying a south easterly aspect well screen from the rear, with immediate paved patio, neat raised sleeper flower beds, lawn expanse, timber shed and greenhouse which may remain subject to negotiation.

To the front is a neat block paved driveway providing off road parking, and access to the single integrated garage.

#### LOCATION

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.

- Three bedroom house
- Open Plan lounge dining room
- Conservatory
- Block paved good sized driveway
- Gas radiator heating and double glazing

- Refitted bathroom with large shower
- Three generous bedrooms
- Rear garden circa 60ft in depth with South Easterly aspect
- Integrated garage
- Village location









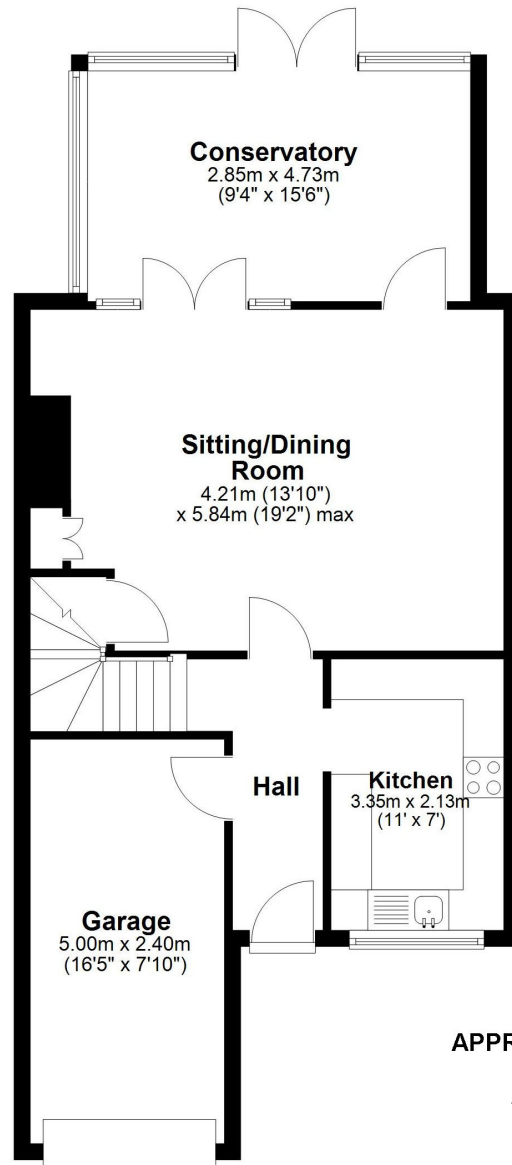




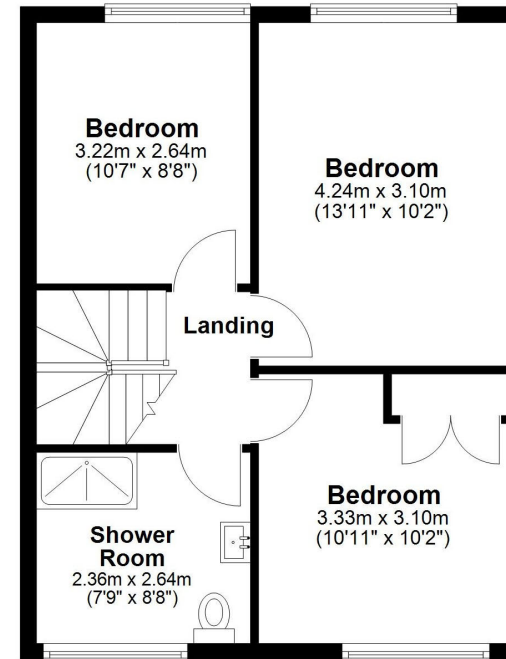




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 110 SQ M (1180 SQ FT) (Including Garage)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate **NOT** to be used for valuation purposes  
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