



East Hanningfield Road, Howe Green, CM2 7TJ

Council Tax Band F (Chelmsford City Council)

 3  4  3

£900,000 Freehold

ACCOMMODATION

Set in a sought after non estate position and having been much improved and extended by the current owners we are delighted to bring to the market this large detached family home which is superbly presented throughout and offers light and spacious accommodation with gas central heating and double glazing.

Ground floor accommodation comprises entrance hall, cloakroom, study, living room with wood burner with double doors opening into a separate dining room which links into the modern upvc conservatory, a modern kitchen/breakfast room features a large central island with shaker style units and granite worktops with integrated appliances and a porcelain tiled floor.

On the first floor a large central landing provides access to the four double bedrooms. The principal bedroom has a walk in dressing room and modern en-suite shower and the second bedroom has a dressing area and en-suite shower. There is also a separate large family bathroom which features a contemporary white suite with a free standing bath and separate shower cubicle.

The overall plot extends to just under 1/5 of an acre. To the front of the house there is laurel hedging and a mature tree to the boundary, a gravel driveway extends across the front of the house and provides ample parking for numerous cars and there is an integral double garage. The enclosed rear garden enjoys a southerly aspect and has been thoughtfully landscaped by the current owners and features a summer house with several seating areas set around a large lawn area.

LOCATION

Howe Green is a popular small village on the south side of Chelmsford and is just a few minutes from both A12 and A130 trunk road and Sandon Park & Ride Station. Chelmsford City Centre is located within 4 miles of the village and offers a comprehensive range of shopping, educational and recreational facilities as well as mainline station with services to London Liverpool Street in approximately 40 minutes. The nearby village of East Hanningfield has a pub, a highly regarded restaurant, village hall and a shop together with an infant and junior school. There is a selection of both state and private schools within easy reach and Chelmsford County High School for Girls and the Grammar school are within 6 miles.

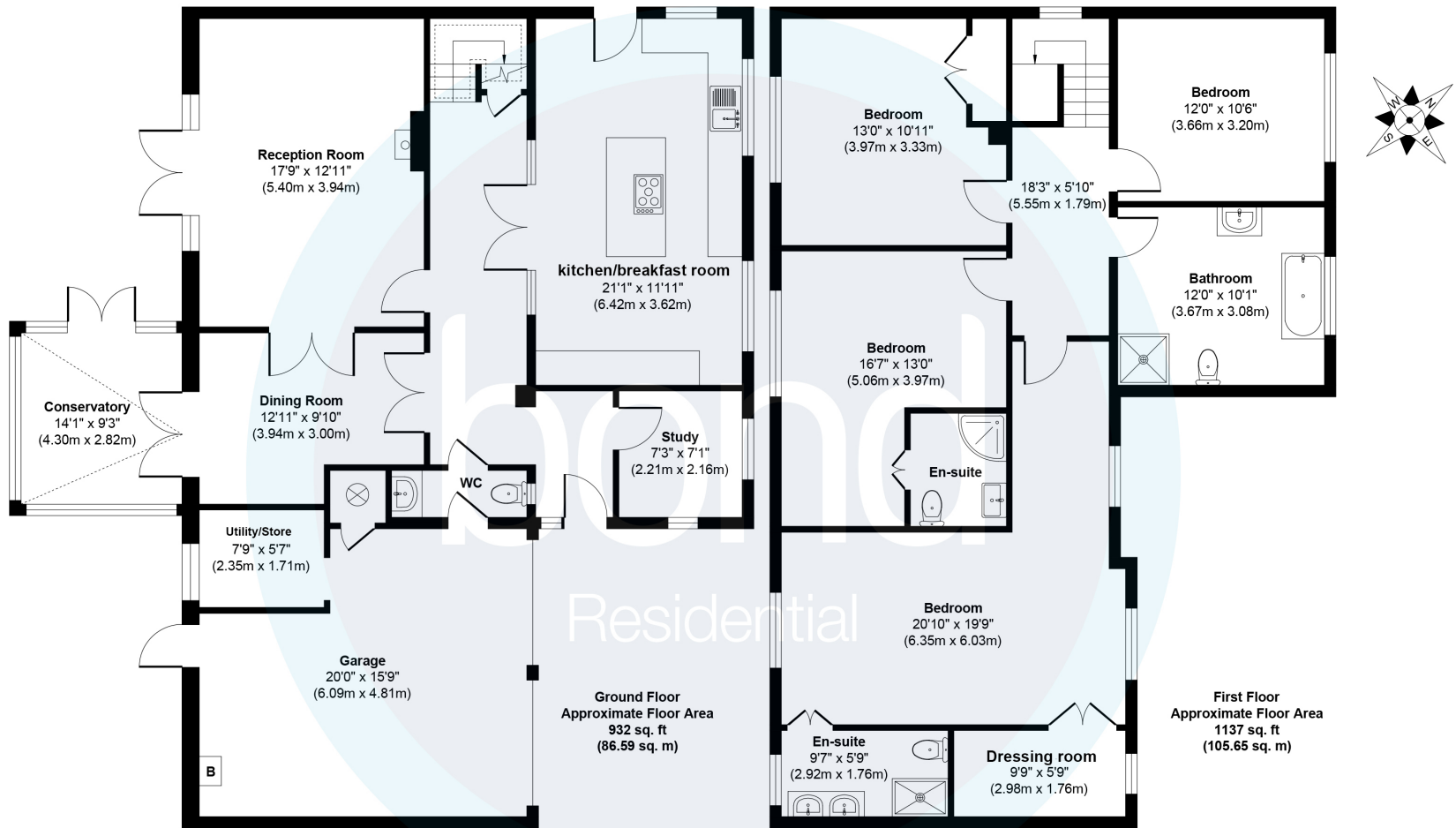
- Much improved and extended detached family home
- Living room, separate dining room and study
- Four double bedrooms
- Second bedroom with dressing area and en-suite
- 0.18 acre plot with landscaped south facing rear garden
- Gas central heating and double glazing
- Large modern kitchen/breakfast room with granite worktops and integrated appliances
- Modern Upvc conservatory
- Principal bedroom with dressing room and en-suite
- Large family bathroom with contemporary white suite
- Double garage and ample off road parking











Approx. Gross Internal Floor Area 2069 sq. ft / 192.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.

