

**Offers in Region of £300,000**  
**Hall Lane, Sandon, Chelmsford, Essex,**  
**CM2 7RJ**



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

A stunning character cottage built in 1827 located in the beautiful village of Sandon.

Internally the property has been modernised, yet still retains many original features such as exposed beams, open fireplaces.

This exceptionally well presented property is in excellent decorative condition and features gas central heating, double glazing, recently modernised bathroom suite and new flooring throughout. Externally the property has just been painted.

The accommodation on the ground floor features a fitted kitchen semi open planned to the lounge.

Stairs from the kitchen lead to the first floor which now comprises a double sized second bedroom and a family bathroom which has been modernised to feature a roll top bath, separate double shower enclosure, toilet and basin.

The second floor which was converted from the loft now offers a stunning master bedroom with fitted wardrobes and exposed beams with views over the village.

Externally the property has a courtyard garden which is separated from the property by a right of way access and a front garden.

There is ample on street parking with no restrictions.

Location- Situated in the beautiful Village Of Sandon, Just a short walk to The Crown Public House. A short drive away from Sandon Park and Ride and good access to the A12.

Council Tax Band C.

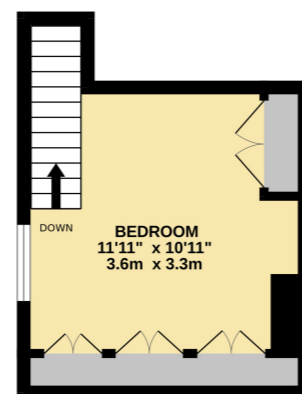
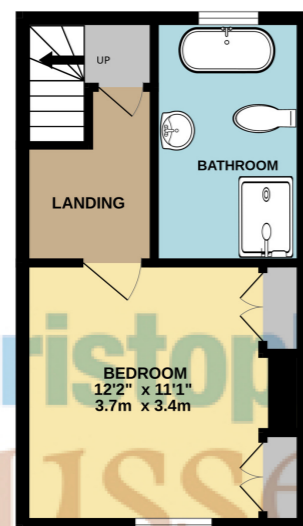
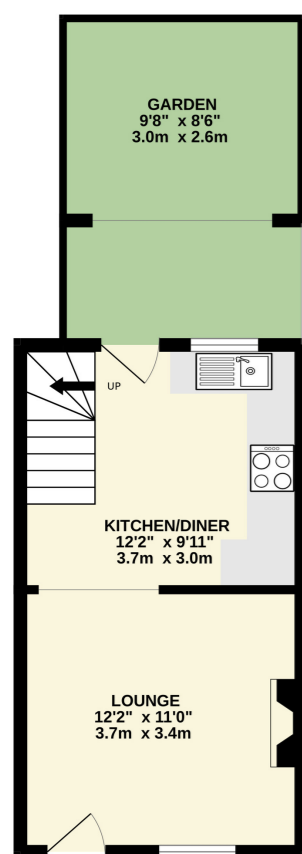
Note: Under the Estate Agents Act 1979 we must disclose that there is a personal interest in the sale of this property linked to a member of our staff.



GROUND FLOOR  
261 sq.ft. (24.2 sq.m.) approx.

1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.

2ND FLOOR  
163 sq.ft. (15.2 sq.m.) approx.



Christopher  
Russell  
PROPERTY SERVICES

TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			