



# The Granary Chignal Hall Lane

Chignal St. James, Chelmsford, CM1 4TT

£1,450



The Granary is a charming detached barn conversion located on Chignal Hall Lane in the picturesque village of Chignal St. James. As you enter the property, you are greeted by a spacious lounge/dining room with beautiful exposed beams adding character to the space. The property boasts an open-plan layout, creating a seamless flow between the living areas. This property also has beautiful scenic views overlooking a vast lake.

This delightful property features one spacious bedroom, perfect for a single person or a couple looking for a peaceful living space. The bedroom offers a tranquil space to unwind after a long day. With a separate bathroom and toilet so you can relax and unwind in style. The property also includes parking space for two vehicles, ensuring convenience for you and your guests. Spanning across 1,600 sq ft, this property offers ample space for comfortable living. Whether you are looking to downsize or seeking a quaint countryside abode, this property provides a perfect blend of charm and functionality.

Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the allure of The Granary living at its finest.





### ENTRANCE

Entrance overlooking the commodious lounge/ dining area which encompasses the light

### LOUNGE/DINING ROOM

Spacious lounge and dining room area with windows letting in natural light and radiators.

### KITCHEN

Large open plan kitchen with wall and base units as well as freestanding appliances such as a dishwasher, washing machine and cooker.

### BEDROOM

A brightly lit large open plan bedroom with a bathroom and toilet and bathroom leading off from it. The room is divided by beams into 3 separate areas.

### BATHROOM

Modern bathroom with shower attachment on the bath tub and exposed beams to give the bathroom some character.

### TOILET

Modern toilet and sink with a spacious surface area surrounding the sink.

### GARDEN

Garden to the front of the property ideal of entertaining.

### EXTERNAL

Spaces for 2 car one in the port and one at the front of the property. Property has a fence surrounding the front garden with a gate.

### INFORMATION

Holding fee: £334.00

Deposit: £1673.00

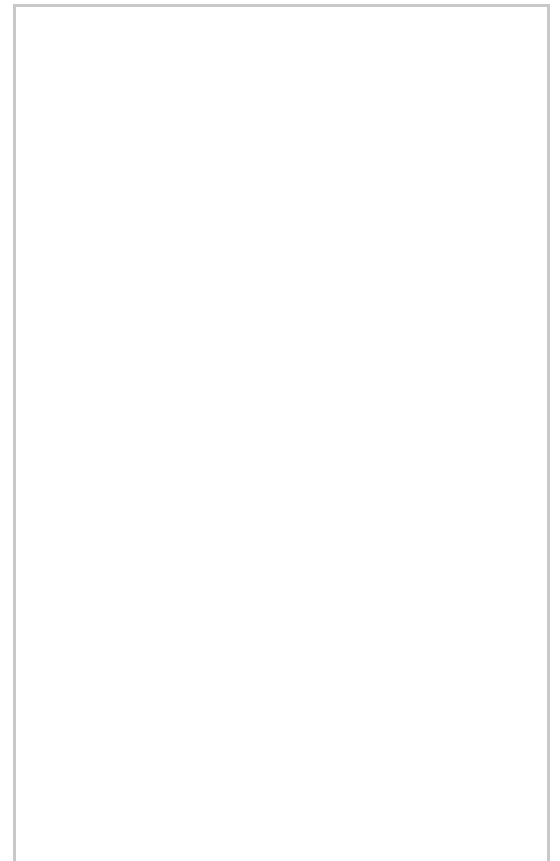
Available from: End of August

Applicants must show an annual income of £44,000 or more.

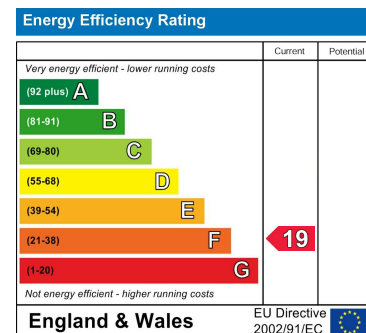
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Rayne Road, Braintree, Essex, CM7 2QP

Tel: 01245 266088 Email: [property@elwelltaylor.co.uk](mailto:property@elwelltaylor.co.uk) <https://www.elwelltaylor.co.uk>