



## Stock Road, West Hanningfield, Chelmsford

Guide Price £425,000



- No onward chain
- Sought after picturesque village
- Close to A12 road links
- Three bedroom family home overlooking field views
- Impressive entrance hall, wc, ground floor shower room, lounge, modern kitchen/diner plus bedroom/reception room
- Three well proportioned bedrooms located on the first floor
- Detached Annex offering bedroom, shower room and kitchen
- Large rear garden with patio seating area
- Driveway parking



#### GUIDE PRICE £425,000-£475,000

Positioned in the charming village of West Hanningfield, this delightful semi-detached house on Stock Road presents an exceptional opportunity for families seeking a tranquil lifestyle. With no onward chain, this property is ready for you to make it your own.

As you enter, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The ground floor boasts a spacious lounge, perfect for relaxation, alongside a modern kitchen/diner that is ideal for family meals and entertaining. Additionally, there is a versatile bedroom or reception room, along with a convenient ground floor shower room and a separate WC.

The first floor features three well-proportioned bedrooms, providing ample space for family living. Each room is designed to offer comfort and privacy, making it a perfect retreat after a long day.

One of the standout features of this property is the detached annex, which includes a bedroom, shower room, and kitchen. This versatile space could serve as a guest suite, home office, or even a rental opportunity, adding significant value to the property.

Outside, the large rear garden is a true highlight, offering a peaceful oasis with a patio seating area, perfect for enjoying sunny afternoons or hosting gatherings. The property also benefits from driveway parking, ensuring convenience for you and your guests.

With picturesque field views and close proximity to the A12 road links, this home combines rural charm with easy access to local amenities and transport routes. This is a wonderful opportunity to secure a family home in a sought-after location. Don't miss out on the chance to view this exceptional property.

Entrance hall commences with stairs leading to first floor accommodation.

Access is given to ground floor cloakroom/WC.

Shower Room comprises larger than average shower. Vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Lounge 18'4 x 11'6 (5.60m x 3.51m) double glazed window. Smooth ceiling, spotlighting.

The heart of the home is the stunning kitchen/diner 20'3 x 17'7 (6.17m x 5.35m) French double glazed doors to rear. Double glazed windows. Range of wall and base mounted units with matching storage drawers and under unit lighting. Complimentary wooden style work surfaces housing "Butler" sink with swan neck mixer tap. Hob, oven and extractor hood to remain. Highly polished tiled flooring. Smooth ceiling with plenty of spotlighting.

Ground floor bedroom/reception room 16'4 x 7'10 (4.97m x 2.40m) Dual aspect French double glazed doors. Tiled flooring. Smooth ceiling, spotlighting.

First floor landing is home to three well proportioned bedrooms.

Bedroom one 11'9 x 11'1 (3.58m x 3.38m) double glazed window to front.

Bedroom two 11'9 x 7'4 (3.58m x 2.24m) double glazed window to rear.

Bedroom three 12'6 x 8'0 (3.81m x 2.43m) double glazed window to rear.

#### Annex

Shower room comprises, corner shower, wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Kitchen 12'3 x 8'2 (3.73m x 2.40m) French double glazed doors fronting. Double glazed windows.

Bedroom 9'8 x 8'2 (2.95m x 2.50m) external door fronting.

Large rear garden commences with patio seating area. Remaining garden is lawned.

Driveway parking to front.

Council Tax Band: D

Local Authority: Chelmsford

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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.





#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

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