



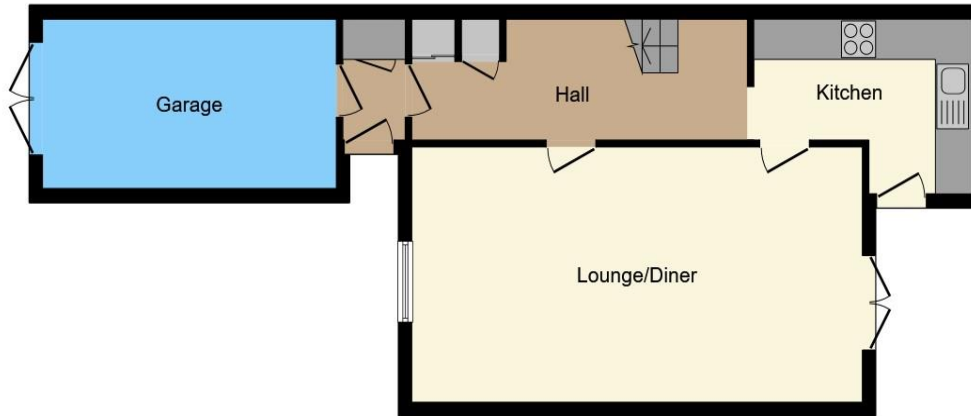
Payne Place, East Hanningfield Chelmsford CM3 8UU

welcome to

Payne Place, East Hanningfield Chelmsford

William H Brown are delighted to offer this three bedroom end terrace family home offering excellent accommodation commencing with a ground floor cloakroom with built-in storage, entrance hall, kitchen/diner and a spacious lounge overlooking the rear garden in the quaint village of East Hanningfield





Ground Floor



First Floor

Ground Floor

Kitchen

11' 6" x 8' 8" (3.51m x 2.64m)

Lounge / Diner

24' 7" x 12' 8" (7.49m x 3.86m)

First Floor

Bedroom One

12' 8" x 8' 9" (3.86m x 2.67m)

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Bedroom Three

9' 8" x 8' 8" (2.95m x 2.64m)

Bathroom

6' 5 x 8' (1.83m 5 x 2.44m)

Garage

16' x 8' 4" (4.88m x 2.54m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Payne Place, East Hanningfield Chelmsford

- Three Bedrooms
- Garage & Parking
- Popular Village Location
- Early Viewings Advised
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Tenure: Freehold EPC Rating: C

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CHE114399



Property Ref:
CHE114399 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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