

# HOME



**Chelmsford**  
**Guide Price £650,000**  
**4-bed end terraced house**

## Fanners Green, Great Waltham

This stunning character cottage is full of charm and character, nestled in the sought after hamlet of Fanners Green in Chelmsford. Boasting four first floor bedrooms, spacious reception rooms, and a large garden with a hot tub area overlooking fields, this property offers the perfect blend of countryside tranquility and modern luxury. The property also features its own bar, perfect for entertaining guests, as well as a double garage for convenient parking. With its idyllic surroundings and stylish interiors, this hidden gem is the perfect country retreat for those seeking a peaceful and picturesque lifestyle.

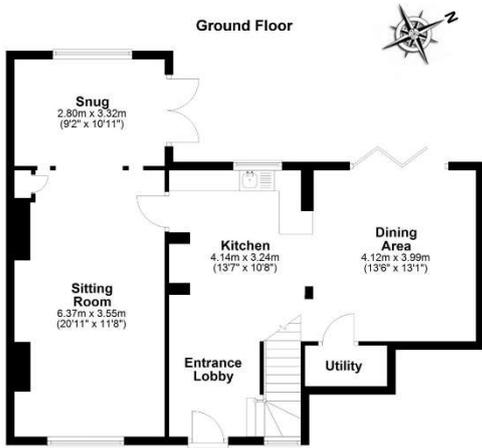
Fanners Green is a beautiful and peaceful rural area located just a short distance from the bustling city of Chelmsford with a regular service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The local pubs and restaurants serve delicious local cuisine. Whether you're in the mood for a hearty pub meal or a traditional afternoon tea, you'll find plenty of options to satisfy your cravings.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

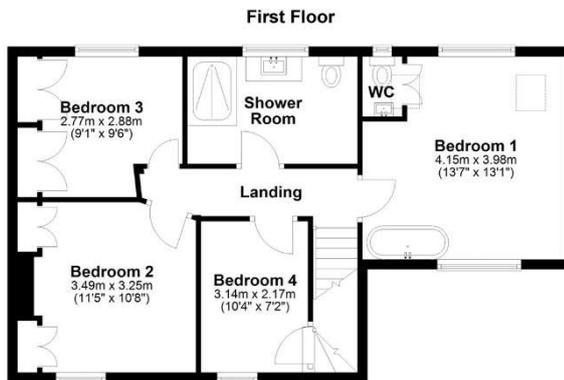
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans



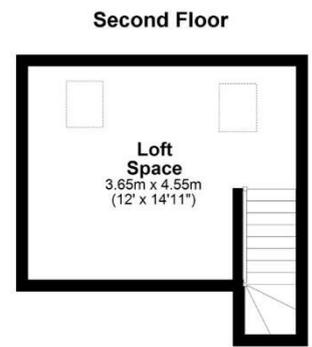
APPROX INTERNAL FLOOR AREA  
75 SQ M 804 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
136 SQ M 1469 SQ FT  
(EXCLUDING LOFT SPACE AND OUT-BUILDINGS)  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
61 SQ M 656 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
136 SQ M 1469 SQ FT  
(EXCLUDING LOFT SPACE AND OUT-BUILDINGS)  
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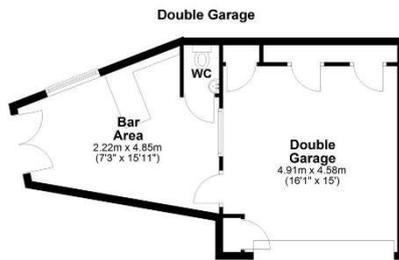
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TOTAL APPROX INTERNAL FLOOR AREA  
17 SQ M 179 SQ FT  
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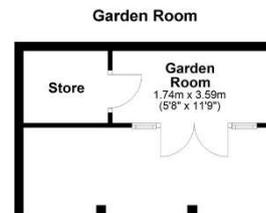
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TOTAL APPROX INTERNAL FLOOR AREA  
42 SQ M 453 SQ FT  
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TOTAL APPROX INTERNAL FLOOR AREA  
8 SQ M 89 SQ FT  
This plan is for layout guidance only and is  
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any decisions reliant upon them.

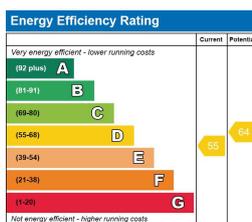
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## Features

- Stunning character cottage
- Sitting room with with snug area
- High specification kitchen
- Open plan dining area perfect for entertaining
- Four bedrooms
- Modern family shower room
- Double garage & driveway
- Beautiful garden over looking fields
- Hot tub area with adjacent bar
- Sought after Hamlet

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £2,008.64.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

