

**FOR SALE**



**East Hanningfield**  
**£350,000**

  
**MARTIN & CO**



## East Hanningfield

3 Bedrooms,

Price £350,000

- EXTENDED THREE BEDROOM HOUSE
- FITTED KITCHEN
- OPEN PLAN LIVING DINING ROOM
- CLOAKROOM WC
- APPROX 60 FT GARDEN UNOVERLOOK FROM REAR
- SIDE ACCESS TO ADJACENT GREENSWARD
- DRIVEWAY AND ADJACENT PARKING AREA
- VILLAGE LOCATION

**GENERAL DESCRIPTION** Welcome to this nicely presented three-bedroom extended end-of-terrace residence, ideally positioned at the end of a quiet cul-de-sac, adjacent to a Greensward in the charming village of East Hanningfield. Enjoy the tranquillity of the 60ft Westerly garden, secluded by trees at the rear, along with the convenience of a garage (part-converted) and off-road parking.

Upon entering, a welcoming entrance lobby leads to a practical cloakroom wc and the partially converted garage used as utility and treatment room & gym. From here a door provides access to a lengthy hallway featuring an inviting wavy window seat and a useful storage/coat cupboard. The coat cupboard is equipped with plumbing and space for a shower unit.

The kitchen boasts a range of modern units offering ample storage and drawer space, complemented by a fantastic range gas cooker, with a modern stainless steel Franke extractor over, space for a tall fridge freezer and undercounter drinks fridge, as well as a dishwasher. The one and a half bowl sink unit features a mono-block mixer, with generous worktop space on either side for food preparation.

Continuing through the long hall, discover a family



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area/snug currently with a piano. The walls display partial exposed brickwork, floors are adorned with hardwearing LVT flooring, and there are sliding doors leading to the garden decking area. This space seamlessly transitions into the dining area, accommodating an extendable table for family gatherings and entertaining. Open to the dining area is the spacious living room, featuring a captivating brick inglenook fireplace with a solid fuel log burner for cozy winter evenings.

Upstairs, the main bedroom offers a spacious retreat overlooking the rear garden, complete with a useful recess for wardrobes or clothes racks. Bedroom two includes a practical recess currently housing a double wardrobe, while bedroom three features a built-in cupboard and a distinctive circular window that tilts and pivots for easy cleaning inside and out. The family bathroom presents an enclosed bath with a shower over, wash hand basin on a vanity unit, wc, chrome ladder-style towel radiator, and a unique circular tilt-and-rotate window.

Outside, a grey slated driveway at the front provides off-road parking and access to the part-integrated garage, which serves as a utility area with a washing machine, treatment room, and occasional gym. Adjacent to the property is a grassy area, with additional parking, leading to a fenced storage section along one side of the house with access to the unoverlooked 60ft-long tree-screened to the rear garden. The garden features a timber decking area with external lighting, a lawn flanked by shrub and flower beds, a paved path leading to a sheltered patio and entertaining area at the rear, and a negotiable metal storage shed.

The village of East Hanningfield is between Chelmsford City and South Woodham Ferrers, both with railway links to London. The village enjoys a highly regarded primary school, post office, Restaurant Vita Belle, and access to A12 and A130. Viewing is highly recommended.

EPC Rating E





## ROOMS AND SIZES

ENTRY 5' 5" x 5' 8" (1.65m x 1.73m)

HALLWAY 20' 7" x 5' 10" (6.27m x 1.78m)

WC 6' 6" x 2' 8" (1.98m x 0.81m)

KITCHEN 9' 0" x 12' 4" (2.74m x 3.76m)

FAMILY ROOM/SNUG 11' 0" x 8' 1" (3.37m x 2.47m)

LIVING & DINING ROOM 22' 8" x 12' 4" (6.91m x 3.76m)

LANDING 7' 6" x 5' 9" (2.29m x 1.75m)

BEDROOM ONE 12' 6" x 9' 11" (3.81m x 3.02m)

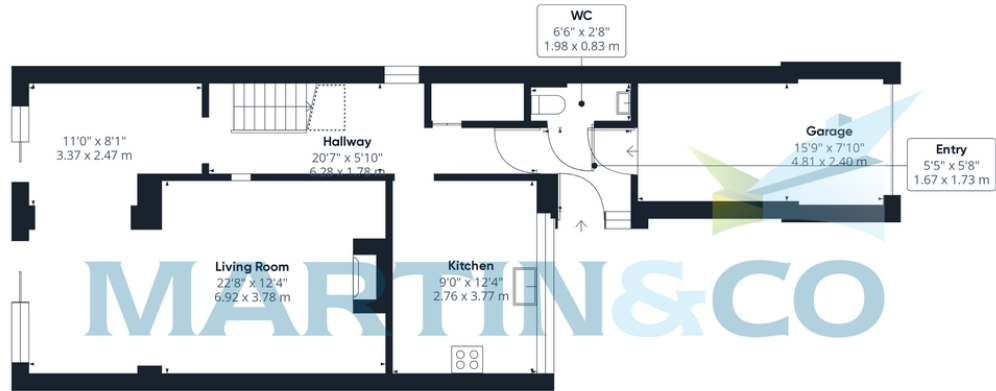
BEDROOM TWO 8' 9" x 11' 0" (2.67m x 3.35m)

BEDROOM THREE 9' 7" x 8' 6" (2.92m x 2.59m)

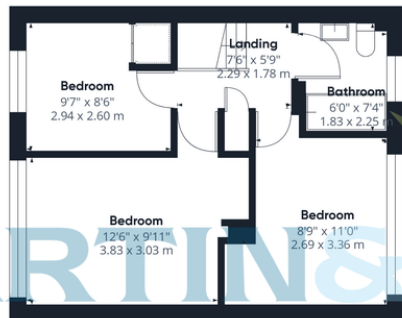
BATHROOM 6' 0" x 7' 4" (1.83m x 2.24m)

GARAGE 15' 9" x 7' 10" (4.8m x 2.39m)





Floor 0



Floor 1

Approximate total area<sup>①</sup>

1169.77 ft<sup>2</sup>  
108.68 m<sup>2</sup>

Reduced headroom

16.87 ft<sup>2</sup>  
1.57 m<sup>2</sup>

Excluding balconies and terraces

① Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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