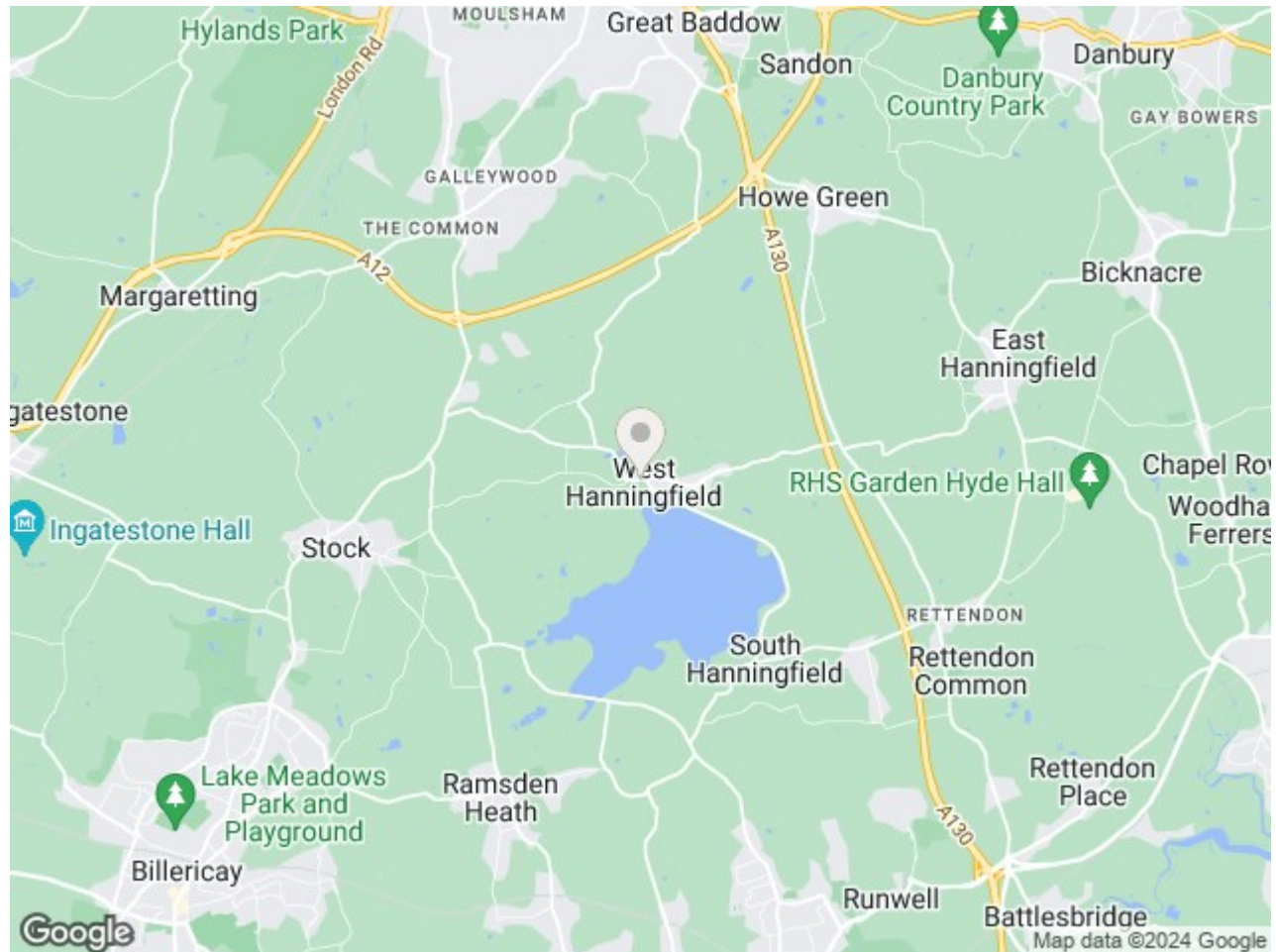




Crowsfield Cottages, Church Road, West Hanningfield, Essex, CM2 8UH
Offers in excess of £275,000

- CASH BUYERS ONLY due to construction
- In need of complete renovation - Fantastic opportunity to redevelop
- Three bedrooms
- Two reception rooms plus kitchen
- 105' x 33' rear garden
- Highly sought after location
- Short walk to St Peters Primary School and West Hanningfield Reservoir
- No onward chain
- EPC - D

CASH BUYERS ONLY.....A fantastic opportunity has arisen to purchase this three bedroom semi detached Airey built house, situated in the highly sought after semi rural village of West Hanningfield, within short walking distance of the reservoir. Available to cash buyers only due to the construction, the property requires complete renovation and represents a fantastic opportunity for any buyer looking to develop/extend their home, with similar properties either side having already undergone complete transformation. The accommodation comprises three good size bedrooms, first floor bathroom, two reception rooms, spacious entrance hall and kitchen. The property boasts a splendid 105' x 33' secluded rear garden with wonderful countryside views to the rear and is ideally located only 200 yards from the highly regarded St Peters Primary School. By car, there is easy access to the A12 with the main town's of Stock, Chelmsford, Billericay and Wickford all close by. Call now for more information.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	55	72	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Distances

St Peters C of E Primary School - 200 yards

West Hanningfield Reservoir - 0.2 miles

A12 Junction 16 - 2.3 miles

Chelmsford City Centre - 7 miles

Wickford Town Centre - 5 miles

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.20m x 2.14m (13'9" x 7'0")

Door to side. Window to rear. Built in storage cupboard. Stairs to first floor. Radiator.

Dining Room

3.33m x 3.01m (10'11" x 9'10")

Window to front. Feature fireplace. Radiator.

Lounge

4.84m x 3.34m (15'10" x 10'11")

Window to front. Feature fireplace. Radiator. Built in storage cupboard.

Kitchen

3.69m x 2.14m (12'1" x 7'0")

Window to rear. Fitted units. Water

connected. Built in storage cupboard. Radiator.

Rear Lobby Area

Door to garden. Access to outside storage area.

FIRST FLOOR

Bedroom One

4.18m x 3.33m (13'8" x 10'11")

Window to front. Radiator. Built in double wardrobe.

Bedroom Two

3.65m x 3.33m (11'11" x 10'11")

Window to front. Radiator. Airing cupboard housing hot water cylinder.

Bedroom Three

3.23m x 2.14m (10'7" x 7'0")

Window to rear with stunning far reaching countryside views. Radiator.

Bathroom

Obscure window to rear. Panelled bath, wash hand basin and low level WC. Radiator.

Landing

Window to rear with stunning far reaching countryside views. Loft access. Stairs to ground floor.

EXTERIOR

Rear Garden - Approx 105' x 33'

A good size rear garden with lawned gardens and fencing to boundaries. Outside storage sheds. Access to front via gate.

Front Garden

Lawned gardens with mature hedging to front boundary providing privacy from the road.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

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