



Marks Farm Lane, Rettendon Common, Essex, CM3 8HF
Offers in excess of £700,000

- Detached Bungalow in rarely available rural non estate location
- Secluded and well maintained plot - Approx third of an acre
- Three bedrooms
- Ensuite shower room, family bathroom and separate cloakroom
- 19'7 x 16'9 lounge/dining room with splendid feature fireplace
- Fitted kitchen/breakfast room plus utility room
- Detached double garage located to the rear of the plot with useful side vehciular access
- Useful office situated within the garage, with power and light connected
- Large driveway providing ample parking
- EPC - TBC

Situated within a rarely available rural and private non estate setting, is this spacious and well presented detached bungalow boasting a generous secluded plot of approximately a third of an acre.

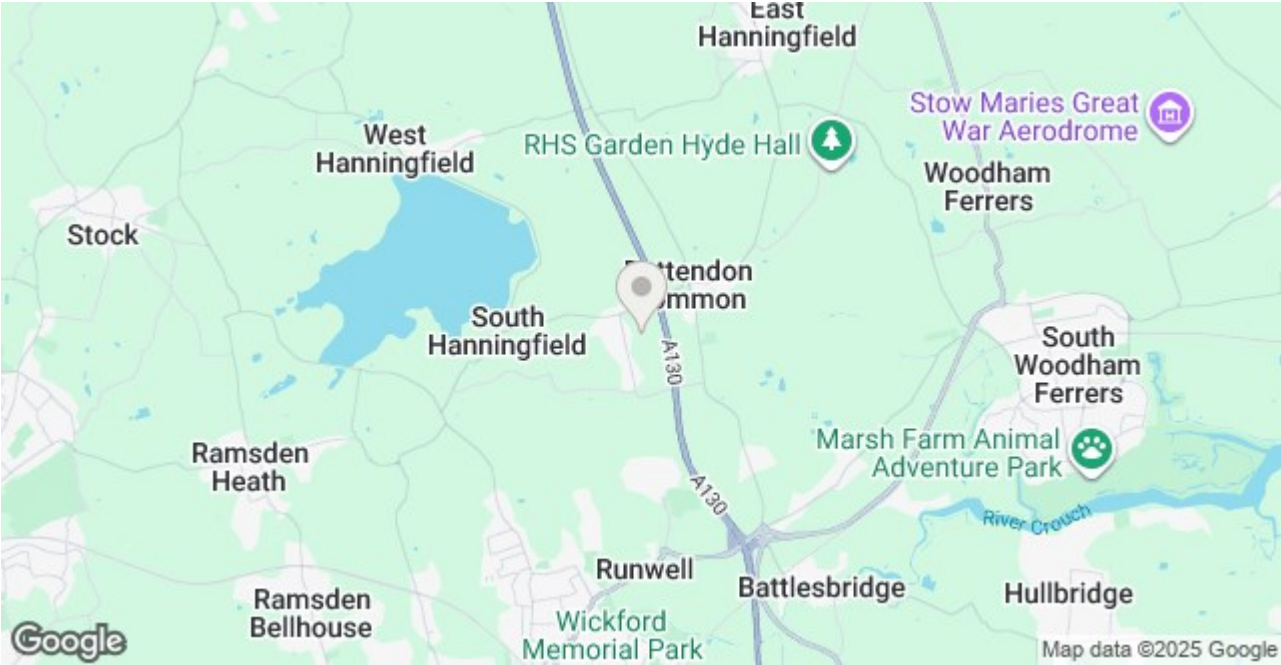
The property is ideally positioned just over a mile from the popular West Hanningfield Reservoir offering miles of countryside walks from the front door and a array of activities, including fishing, nature reserve, sailing, adventure playground, cafe and more.

There is also easy access to the A12, A130 and A127, along with the nearby town of South Woodham Ferrers and Chelmsford City Centre.

The property offers deceptively spacious accommodation which comprises a master bedroom with fitted furniture and modern ensuite shower room, two further bedrooms, spacious modern family bathroom plus additional cloakroom/WC. The living space boasts an impressive 19'7 x 16'9 lounge/dining room with feature individually hand carved beams and splendid fireplace with full height brick surround and fitted wood burner. The equipped kitchen is well fitted and offers a useful separate recess housing space for a range cooker, along with a separate utility room.

To the outside the property offers a wonderful secluded plot, approached via its own driveway providing ample off street parking. The South facing rear garden is very well maintained, incorporating a large landscaped patio area and measures approx 120' x 62'. To the rear of the garden is a detached double garage with separate office and power and lighting connected. There is also useful separate rear vehicular access leading to the garage.

An internal viewing is highly recommended to appreciate this wonderful detached bungalow.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

Distances

West Hanningfield Reservoir - 1.2 miles
RHS Hyde Hall - 1.2 miles
Rettendon Primary School - 2.1 miles
Beauchamps High School - 5.5 miles
Wickford Train Station - 3.9 miles
A12 Junction 17 - 4.4 miles
A127 - 6.4 miles
Chelmsford City Centre - 8 miles

All distances are approximate

ACCOMMODATION

Entrance Porch

Entrance Hall

Bedroom One

3.68m x 3.28m (12'0" x 10'9")

Ensuite Shower Room

Bedroom Two

3.98m x 3.69m max (13'0" x 12'1" max)

Bedroom Three

2.95m x 1.88m (9'8" x 6'2")

Family Bathroom

Lounge/Dining Room

5.98m x 5.12m (19'7" x 16'9")

Kitchen/Breakfast Room

4.37m x 3.53m + recess (14'4" x 11'6" + recess)

Utility Room

1.91m x 1.29m (6'3" x 4'2")

Cloakroom

EXTERIOR - Plot Approx 1/3 Of An Acre

South Facing Rear Garden - Approx 120' x 62'

Detached Double Garage - Located To The Rear

Office - Located Within The Garage

Large Driveway Providing Ample Parking

N.B.

Please note, we have been advised by the seller that there may be the possibility of purchasing extra land adjoining the property, via separate negotiations with the neighbour.

Property Services

Gas - LPG

Electric - Mains

Water - Mains

Drainage - Mains

Heating - LPG central heating

Local Authority - Chelmsford City Council

Viewings

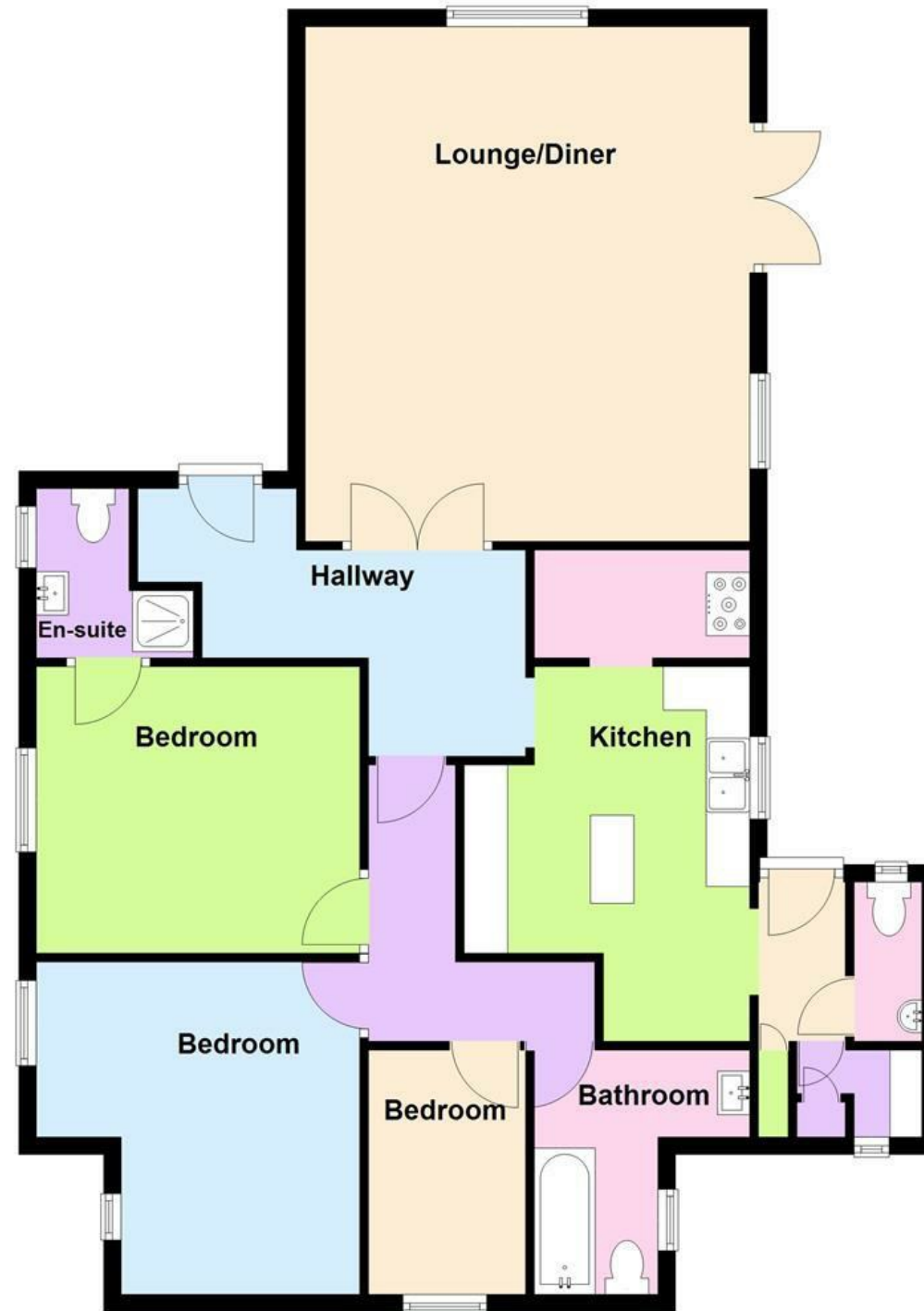
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Ground Floor





Paul Mason Associates

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