



3 Rettendon Place Cottages Main Road, Rettendon Common, CM3
8DR
£450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A charming semi-detached cottage dating back to circa 1900, exuding character inside and out. Located in the quaint village of Rettendon, a short drive from Wickford and South Woodham Ferrers, with easy access to the A12 and Chelmsford city centre. Elevated in a non-estate position amidst similar cottages, this period home comprises two bedrooms upstairs with a recently fitted bathroom suite, while downstairs features a front lounge with wood burner, recently renovated kitchen/diner, boot room/rear lobby, and modern utility/W.C. Outside, enjoy front and rear gardens, alongside a insulated home office (could also be used as gym etc...) and driveway parking. Energy rating E.

FIRST FLOOR

Landing

Window to side. Stairs to ground floor. Fully boarded loft.

Bedroom One 15'1" x 10'9" x 11'2" (4.60m x 3.28m x 3.40m)

Window to front with shutters. Radiator. Fitted wardrobes to one wall and over stairs storage cupboard. Ornate fireplace.

Bedroom Two 11'1" x 6'6" (3.38m x 1.98m)

Window to rear. Radiator. Laminate flooring.

Bathroom (Previously Bedroom Three) 8'4" x 7'10" (2.54m x 2.39m)

Window to rear. Tiled floor with underfloor heating. Close coupled W.C. Freestanding clawfoot bath. Sink set into vanity unit. Corner shower cubicle with rainfall shower over.

GROUND FLOOR

Hallway

Composite front door. Stairs to first floor. Parquet floor. Radiator. Door to:-

Lounge 12' x 11'1" (3.66m x 3.38m)

Window to front. Radiator. Fireplace with tiled hearth.

Kitchen 15'2" x 11' (4.62m x 3.35m)

Two windows to rear. Obscure window to side. Under stairs storage cupboard. Range of base and eye level units with solid quartz worktops. Integral dishwasher, washing machine and fridge/freezer. Butlers sink unit. Bosch oven and 4 ring induction hob over. Breakfast bar with seating area and solid quartz worktops. Door to:-

Outer Hall

Window and door to side. Cupboard idea for coats and shoes. Tiled floor. Door to:-

Cloakroom/Utility Room 7'7" x 4'6" (2.31m x 1.37m)

Obscure window to side. W.C with concealed cistern and sink set into vanity unit. Towel radiator. Tiled flooring.

EXTERIOR

Front

Laid to lawn. Mature trees. Screened by hedging. Steps down to pathway below. External oil central heating boiler.

Rear Garden

South westerly aspect garden. Patio seating area. Pathway to rear. Remainder laid to lawn. Side access to front. Timber shed with power and light. Access to insulated home office. Parking area to rear.

Home Office/Study Room 17'7" x 7'11" (5.36m x 2.41m)

Double doors to front. Door to side. Power & light connected.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



NOT TO SCALE