



10 East Hanningfield Road, Rettendon Common , CM3 8EG  
£625,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in a private mews of just a handful of homes... Step inside to discover a thoughtfully designed layout featuring spacious bedrooms, including an ensuite accompanying the master, a modern bathroom, and a convenient ground floor W.C. The heart of the home is the open-plan kitchen/breakfast room/utility area, seamlessly blending style with functionality. From the expansive lounge with multi-fuel stove to the dedicated study and sunlit conservatory, every space exudes versatility and charm. Embrace eco-friendly living with solar panels, reducing energy costs while minimizing environmental impact. Outside, the private rear garden beckons, offering a peaceful retreat amidst lush greenery. In addition there is a double garage with electric doors and private drive. Conveniently located for access to major transportation routes and surrounded by countryside charm, this home presents a rare opportunity to embrace a lifestyle of comfort and convenience in one of Rettendon Common's most coveted settings. Energy rating D.

## FIRST FLOOR

Landing

Master Bedroom 13'4 x 11'7 into wardrobe (4.06m x 3.53m into wardrobe)

Ensuite 6' x 5'11 (1.83m x 1.80m)

Bedroom 12'3 x 8'5 (3.73m x 2.57m)

Bedroom 11'9 x 8'11 (3.58m x 2.72m)

Bedroom 8'10 x 8'3 (2.69m x 2.51m)

Bathroom 6'9 x 5'11 (2.06m x 1.80m)

## GROUND FLOOR

Hallway

Study 6'8 x 5'11 (2.03m x 1.80m)

Cloakroom

Lounge 21'7 x 11'8 (6.58m x 3.56m)

Kitchen/Breakfast Room 19'2 x 17'2 > 9'8 (5.84m x 5.23m > 2.95m)

Conservatory 11'1 x 10'10 (3.38m x 3.30m)

## EXTERIOR

Rear Garden

Front

Double Garage 17'2 x 16'5 (5.23m x 5.00m)

### 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.

