



27 East Hanningfield Road, Rettendon Common , Essex CM3 8EQ
£700,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offering an outstanding specification throughout and presented to a very high order is this individual detached family residence. The present owners have extended the house and it now offers truly superb family living. There is a fully fitted German built kitchen with all appliances which leads in an open plan style to a triple aspect wonderful vaulted reception room with 6 metre wide bi-folding doors looking over the rear garden. Also on the ground floor is a study/5th bedroom, cloakroom, large dining room, utility room and the garage, currently used as a gym. To the first floor is 4 good size bedrooms and two bathrooms. The master bedroom affords an en-suite shower room and walk-in wardrobe. Externally, there is a driveway providing parking for numerous vehicles, an approx 100' rear garden with a large store shed. Energy rating D.

The property is ideally located within easy access to both the A12 and A130, each is approx. 4 miles drive. The city of Chelmsford is 15 minutes away where there is a rail station with services to London's Liverpool Street. There are two primary schools closeby, Rettendon and West Hanningfield. Also easy access to Billericay, Wickford and South Woodham Ferrers.

FIRST FLOOR

Master Bedroom 11'4 x 10'2 (3.45m x 3.10m)

Window to rear with radiator. Walk-in wardrobe and built-in wardrobe.

En-Suite

Window to side and chrome ladder radiator. Suite comprising large walk-in flush fitting shower cubicle, wc and wash hand basin set onto storage unit. Fully tiled walls and tiled floor.

Bedroom Two 12'5 max x 10'1 (3.78m max x 3.07m)

Window to front and radiator. Built-in wardrobe.

Bedroom Three 11'4 x 11'1 (3.45m x 3.38m)

Window to front and radiator. Built-in wardrobe.

Bedroom Four 8'4 x 6'5 (2.54m x 1.96m)

Window to side and radiator.

Family Bathroom

Window to side and chrome ladder radiator. Suite comprising shaped panelled bath with shower unit over, wc and wash hand basin set into granite splash top with storage unit below. Fully tiled walls and tiled floor.

Landing

Sun tube providing excellent light, access to roof space. Wall mounted air conditioning unit, cupboard housing hot water cylinder. Stairs to ground floor.

GROUND FLOOR

Reception Hall

Part glazed entrance door with matching side windows, radiator with feature cover, under stairs storage cupboard. Porcelain tiled floor which extends through to the kitchen and dining room.

Cloakroom

Window to side, two piece suite.

Study/5th Bedroom 9'10 x 8'6 (3.00m x 2.59m)

Window to side and radiator.

Kitchen 20'6 x 10'1 > 8'1 (6.25m x 3.07m > 2.46m)

Door to exterior, two sun tubes, open plan style to lounge. A luxury fully fitted German

built kitchen commencing with a Blanco sink with Insinkerator food waste disposal. Set into square edge work surfaces. Extensive range of fitted base and wall units with drawers, drawer packs and slide out racked units. Two ovens (one microwave combination), hob, integrated fridge, freezer and dishwasher. Cupboard housing Softflow water softener. Led kickboard lighting.

Lounge 20'5 x 18'3 (6.22m x 5.56m)

An impressive large family room. Triple aspect with windows to either side and 6 metre wide aluminium bi-folding doors to the garden. Vaulted ceiling with four Velux skylights and two further feature windows. Thorma freestanding multi-fuel stove, two double radiators. Wall mounted air conditioning unit, Karndean floor.

Dining Room 18' x 11' (5.49m x 3.35m)

Large picture window to front and window to side, double radiator. Door to utility room.

Utility Room

Window to side and door to exterior. Fitted base and wall units, space for washing machine and tumble dryer. Sink unit. Oil fired boiler fuelling hot water and central heating, tiled floor, door to garage.

EXTERIOR

Front

Brick driveway providing parking for numerous cars.

Garage 18' x 8'4 (5.49m x 2.54m)

Double entrance doors, door to utility room. The garage is presently used as a gym. Power and light.

Rear Garden approx 100' (approx 30.48m)

Full width patio & lovely BBQ and entertaining area leading to lawn garden. Further circular paved sun terrace. Store shed to one side of the house and a 4 x 3 metre store shed at the rear of the garden. Mature hedging to boundaries. Access along side house to the front.

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.

