



2 The Lawns The Tye, East Hanningfield , Essex CM3 8AE
Guide price £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £425,000 - £440,000, TWO BEDROOM GROUND FLOOR APARTMENT, SURROUNDED BY INCREDIBLY WELL MAINTAINED GARDENS.... This beautifully presented two bedroom ground floor apartment is located in the most favoured village of East Hanningfield. The village amenities are just a short walk away including a Post Office, shop, restaurant/bistros and bus routes to Chelmsford and neighbouring villages. The apartment benefits from doors and windows out onto the beautifully maintained grounds, whilst inside the sizes on offer are that of a medium sized detached house with generous lounge, dining room, kitchen kitchen with some integral appliances. Two double bedrooms with an en-suite/family bathroom to the master bedroom and a separate W.C all set off the large entrance hall. The property offers a garage & off road parking. all to be offered with NO ONWARD CHAIN...Energy Rating D.

Entrance Hall 21'1" x 5'9" mx (6.43 x 1.76 mx)

Bedroom Two 14'11" x 9'1" (4.56 x 2.77)

Bedroom One 13'3" x 12'5" (4.06 x 3.81)

En Suite - Bathroom 9'3" x 7'5" (2.83 x 2.27)

Kitchen 11'10" x 9'10" (3.62 x 3.02)

W.C

Lounge 18'0" x 15'11" (5.50 x 4.86)

Dining Room 11'8" x 9'11" (3.56 x 3.03)

EXTERIOR

Patio Over Looking Gardens Accessed Directly Via L

Garage Electric Door

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.

Lease Information

Each apartment/resident owns a one sixth share of the freehold, therefore the residents have complete control over all matters relating to maintenance and finances.



Total area: approx. 1103.5 sq. feet

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