



The Green, Sandon, Essex CM2 7SH
£340,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located in a most favoured position overlooking the small village green in the centre of Sandon is this late 1800's character semi-detached home dating from the 1800's. The property is set back from the road and affords a private driveway along with a garage. Requiring a degree of modernisation, the house also offers plenty of scope for extension and re-modelling if desired. Sandon is a picturesque village located on the edge of Chelmsford. No Onward Chain. Energy rating E.



Sandon is a picturesque village approximately 4 miles east of Chelmsford City centre. Sandon is a largely agricultural area with a vast network of footpaths and bridleways over some delightful Essex countryside and is best represented by a Village Green with the Crown Inn at one end and the ancient Church of St Andrew's to the side. There is a park and ride scheme approximately 1 mile away offering a direct service into Chelmsford City centre with its mainline railway station serving London Liverpool Street. Sandon has a secondary school with pre-schools available in the neighbouring villages. Further educational facilities and amenities can be found in Chelmsford including private and public schooling and a wide collection of High Street shops, boutiques, restaurants and bars.

Potential to Extend

There is plenty of scope to extend the property both to the side and rear. Neighbouring properties have done similar. Enquiries should be made of Chelmsford City Council planning department.

FIRST FLOOR

Bedroom 11'4 x 11' (3.45m x 3.35m)

Bedroom 8'9 x 8'6 (2.67m x 2.59m)

Landing

GROUND FLOOR

Entrance Hall

Bathroom/wc 7'3 x 7'2 (2.21m x 2.18m)

Lounge 12'6 x 11'2 (3.81m x 3.40m)

Dining Room 12'6 x 8'9 (3.81m x 2.67m)

Kitchen 13'4 x 8'6 max (4.06m x 2.59m max)

EXTERIOR

Front

Set back from the road, driveway for 2/3 cars,

Garage 24'5 x 9'4 (7.44m x 2.84m)

Attached garden wc.

Rear Garden

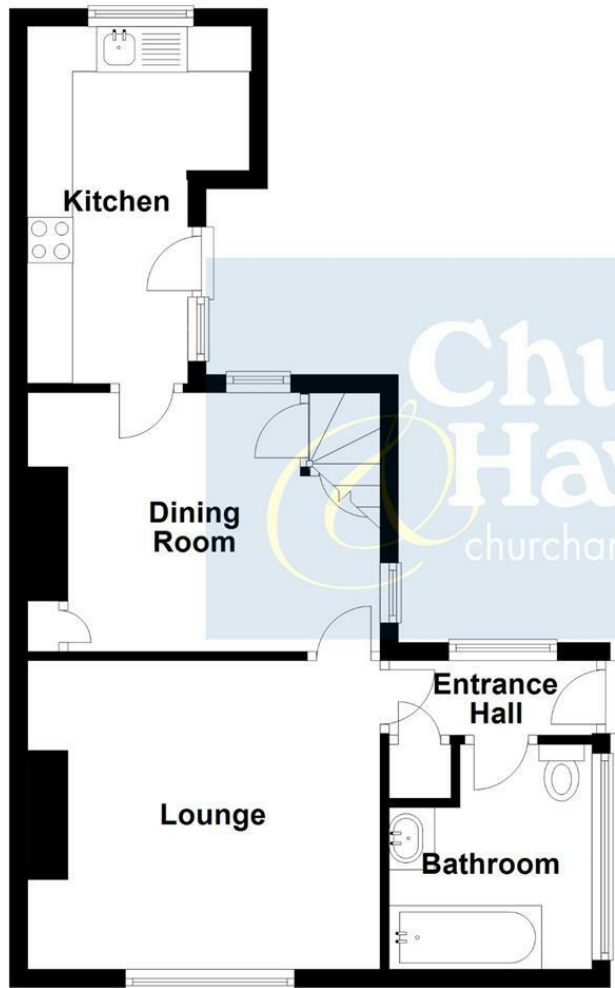
Agents Notes

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.





Ground Floor



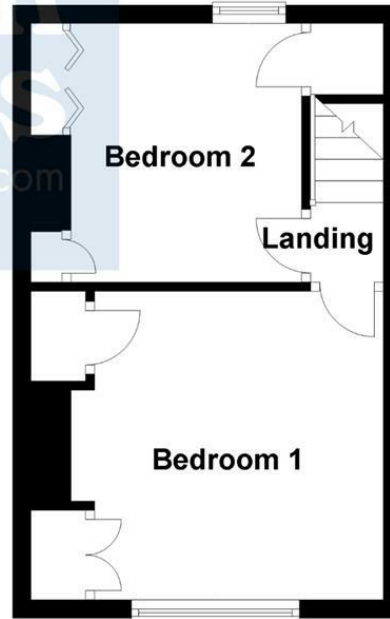
APPROX INTERNAL FLOOR AREA
66 SQ M 703 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

Copyright Church & Hawes

First Floor



Church
Hawes
churchandhawes.com

