



Arlberg Back Lane, East Hanningfield , Essex CM3 8BL  
O.I.R.O £600,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



AVAILABLE FOR THE FIRST TIME IN OVER FORTY YEARS.... Located in the charming village of East Hanningfield which lies on the outskirts of Chelmsford city centre, is this well proportioned four bedroom detached family home. Offering four good sized bedrooms and large bathroom to the first floor, whilst to the ground floor are two separate reception rooms, garden room and kitchen breakfast room. Enjoying a larger than average southerly aspect rear garden, and good sized driveway as well as the property's double garage. The house is situated in a quiet lane, yet offers easy access to the village centre which offers a small selection of amenities such as shop/post office, 2 restaurants one of which being the incredibly popular Vita Bella restaurant. There is also a village primary school and good access to nearby secondary schools. There are regular bus services to nearby villages and Chelmsford city centre, which offers everything one would expect from a thriving city centre including its mainline station to London Liverpool Street, and there are also stations at both South Woodham Ferrers & Wickford which also go to London. Major roads throughout the county are also just a short drive away. Energy Rating D

FIRST FLOOR

Bedroom One 14'2" x 9'10" (4.33 x 3.01)

Bedroom Two 13'2" x 9'10" (4.03 x 3.02)

Bedroom Three 10'2" x 9'10" (3.10 x 3.01)

Bedroom Four 9'10" x 7'8" (3.01 x 2.35)

Bathroom 10'1" x 5'10" (3.08 x 1.78)

Landing

GROUND FLOOR

Entrance Hall 12'4"x 11'10" (3.77x 3.63)

Ground Floor W.C

Kitchen 14'4" x 11'9" (4.37 x 3.60)

Dining Room 11'5" x 9'11" (3.48 x 3.03)

Lounge 17'10" x 13'10" (5.44 x 4.23)

Garden Room 11'1" x 10'9" (3.38 x 3.28)

EXTERIOR

Double Garage 16'4" x 16'3" (4.99 x 4.96)

South Facing Rear Garden

Front Garden/Driveway

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.

