



Coppins Cottage Hull Lane, Sandon , Essex CM2 7SA  
Guide price £450,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £450,000 - £465,000, CHARACTER COTTAGE WITH FIELD VIEWS TO FRONT AND REAR... This charming two bedroom semi detached cottage is located in the village of Sandon, which offers easy access to Chelmsford city centre and neighbouring villages. The accommodation offers two bedrooms and bathroom to the first floor, and to the ground floor are two reception rooms and kitchen. The property does offer potential for enlargement S.T.P.P. Externally the property benefits from a large gravelled drive and garage, and to the rear is a pretty garden with a beautiful open fields to rear. Sandon park and ride service is just a short drive away, as are major roads throughout the county. The area is blessed with good schooling options in both Chelmsford & Danbury and Sandon also offers its own Academy secondary school which is also within easy reach, with bus services running from the end of the lane. Energy rating E

FIRST FLOOR

Bedroom One 11'3" x 10'5" (3.43 x 3.18)

Bedroom Two 11'3" x 10'5" mx (3.43 x 3.20 mx)

Bathroom 7'9" x 7'4" (2.37 x 2.26)

GROUND FLOOR

Dining Room 11'1" x 10'4" (3.40 x 3.15)

Lounge 19'4" x 10'6" mx (5.91 x 3.22 mx)

Kitchen 16'6" x 9'11" mx (5.05 x 3.03 mx)

EXTERIOR

Garage 16'5" x 8'1" (5.02 x 2.48)

Rear Garden

Large Driveway/Front 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.

