



Briarlands East Hanningfield Road, Sandon , Essex CM2 7TQ  
Guide price £1,100,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £1,100,000 - £1,200,000, BEAUTIFUL HOUSE, BEAUTIFUL PLOT..... This 1948 built residence is located on one of the areas most desirable roads, on a simply magnificent plot approaching two acres. The current accommodation comprises three bedrooms and a bathroom to the first floor, whilst to the ground floor are two reception rooms and an extended kitchen breakfast room. Externally is where the property is truly in a league of its own, from arriving at the vast inviting driveway through to the magnificent gardens with far reaching views beyond. The property offers incredible development potential to create a substantial family home (s.t.p.p). Located in the Howe Green Area of Chelmsford, the location is incredibly well situated for easy access to major roads throughout the county and easy access to Chelmsford city centre, which offers everything one would expect from a thriving city centre. Schooling is another reason for the areas popularity, being within the catchment area for Chelmsford's sought after grammar schools as well as nearby primary and secondary schools. The property also has a completed chain of sales above. Energy rating D.

FIRST FLOOR

Bedroom One 12'0" x 12'0" (3.67 x 3.68)

Bedroom Two 12'10" x 12'0" (3.93 x 3.67)

Bedroom Three 8'4" x 6'11" (2.56 x 2.13)

Family Bathroom 7'8" x 7'4" (2.34 x 2.25)

Landing 7'10" x 6'11" (2.39 x 2.13)

GROUND FLOOR

Entrance Hall 14'2" x 5'10" (4.34 x 1.79)

Lounge 14'1" into bay x 12'11" (4.31 into bay x 3.94)

Dining Room 12'10" x 10'11" (3.93 x 3.33)

W.C & Cloaks Area 8'0" x 3'10" (2.46 x 1.18)

Kitchen Breakfast Room 20'10" x 7'11" (6.36 x 2.42)

EXTERIOR

Garage 17'9" x 10'0" (5.43 x 3.06)

Garden Office 13'1" x 9'3" (4.00 x 2.82)

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.

