



26 Ashley Green, East Hanningfield , Essex CM3 8AY  
£360,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



Spacious three double bedroom end of terrace home set within the sought after Ashley Green development in East Hanningfield. The property features three double bedrooms, a large open plan lounge through to the kitchen/diner, gas central heating, and a single garage with electric door. Externally, there is a generous driveway providing parking for two vehicles. Ideally positioned within easy reach of a highly regarded local school, village shops, and just a short drive from both Chelmsford and South Woodham Ferrers. Energy rating C.

FIRST FLOOR

- Landing
- Bedroom One 14'9 x 10'5 (4.50m x 3.18m)
- Bedroom Two 11'9 x 9' (3.58m x 2.74m)
- Bedroom Three 9'9 x 8'8 (2.97m x 2.64m)
- Bathroom

GROUND FLOOR

- Porch
- Lounge 14'10 x 12' (4.52m x 3.66m)
- Kitchen/Diner 20'5 x 8'11 (6.22m x 2.72m)

EXTERIOR

- Garage 16'6 8'3 (5.03m 2.51m)
- Rear Garden
- Front

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

