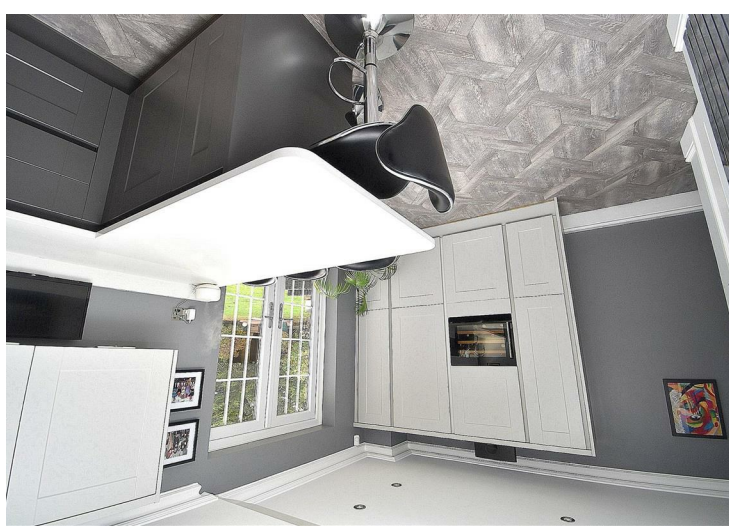
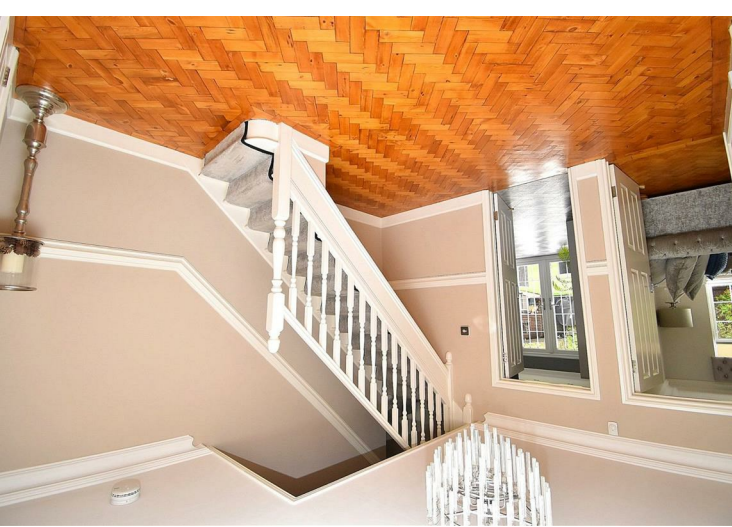




5 Chalklands, Sandon , Essex CM2 7TH
£1,200,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

BEAUTIFULLY PRESENTED ENTENDED FAMILY HOME, IN QUIET NO THROUGH ROAD SETTING..... Nestled in the charming area of Howe Green, Chelmsford, this impressive detached house offers a perfect blend of space and comfort. With four generously sized double bedrooms, and an incredible master bedroom with a large dressing room, and three well-appointed bathrooms to the first floor, this home is ideal for families seeking both room to grow and modern living. Upon entering off of the large entrance hall you will find three separate reception rooms, providing ample space for relaxation and entertainment. The modern kitchen breakfast room offers a variety of integral appliances and offers two utility rooms. The property has been thoughtfully extended, enhancing its overall appeal and functionality. One of the standout features of this home is the large westerly aspect rear garden, which is perfect for enjoying sunny afternoons and hosting gatherings. Additionally, the detached games room offers a fantastic space for leisure activities, making it a wonderful retreat for both children and adults alike. Situated in a fantastic location, this property is conveniently close to Chelmsford city centre, providing easy access to a variety of shops, restaurants, and amenities. Furthermore, major roads throughout the county are within reach, making commuting a breeze. Do not miss the opportunity to make this splendid house your new home. ENERYGY RATING C

FIRST FLOOR

Master bedroom 16'9" x 15'0" (5.13 x 4.58)

Dressing Room 14'6" x 13'1" (4.42 x 3.99)

Ensuite 9'6" x 5'1" (2.90 x 1.55)

Bedroom Two 14'11" x 11'10" (4.55 x 3.63)
Size includes ensuite

Ensuite

Bedroom Three 12'10" x 11'10" (3.92 x 3.63)

Bedroom Four 11'11" mx x 10'9" (3.64 mx x 3.29)

Bedroom Five 9'8" x 9'6" (2.96 x 2.92)

Family Bathroom 7'11" x 7'2" (2.42 x 2.19)

Landing

GROUND FLOOR

Entrance Hall 11'9" x 10'11" (3.60 x 3.34)

Ground Floor W.C

Dining Room 11'11" x 11'10" (3.65 x 3.62)

Lounge 20'11" x 12'10" (6.38 x 3.93)

Study 11'11" x 6'6" (3.64 x 2.00)

Kitchen Breakfast Room 19'2" x 12'10" mx (5.85 x 3.93 mx)

Utility Room One 9'7" x 5'9" (2.93 x 1.77)

Utility Room Two 9'1" x 8'11" (2.77 x 2.72)

Garage 17'1" mx x 16'10" wide (5.22 mx x 5.15 wide)

EXTERIOR

Games Room 20'1" x 12'11" (6.13 x 3.95)

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.

