



10 Ashley Green, East Hanningfield, Essex CM3 8AY  
£350,000

Guide Price £350,000 - £360,000. Spacious three bedroom end of terrace home situated in a popular turning within East Hanningfield, just a short walk from local amenities including a highly regarded Primary School, village shops and playing fields. The property offers three generous size bedrooms, with a large bathroom to the first floor. On the ground floor is an entrance hall, kitchen, lounge with an open fireplace and a large conservatory overlooking the rear garden. Externally, there is a 55' rear garden and also a garage with electric roller shutter door. The garage lends itself for conversion to accommodation if desired. No Onward Chain. Energy rating D.

Located within the highly desirable village of East Hanningfield, and close to local amenities including a primary school, post office/village shop and the highly regarded 'Vita Bella' Italian restaurant. East Hanningfield primary school is just a few minutes walk away making this an absolutely ideal purchase for a growing family. Just 2.5 miles away are the A130 & A12 also making this an ideal home for a commuter. Sandon Park & Ride service into Chelmsford city centre and train station is less than 10 minutes drive away.

#### APPROXIMATE ROOM SIZES

##### FIRST FLOOR

Bedroom One 13'8 x 10' (4.17m x 3.05m)

Bedroom Two 11'1 x 10' (3.38m x 3.05m)

Bedroom Three 10'6 x 8'6 (3.20m x 2.59m)

Family Bathroom 8'6 x 7'7 (2.59m x 2.31m)

Landing

##### GROUND FLOOR

##### Entrance Hall

Kitchen 11'1 x 7' (3.38m x 2.13m)

Lounge Diner 17'7 x 13'8 (5.36m x 4.17m)

Conservatory 18'7 x 10'2 (5.66m x 3.10m)

##### EXTERIOR

##### Front

Driveway, access along side the house to rear garden.

##### Garage

Electric roller shutter door.

##### Rear Garden

Approx. 55'. Two store sheds & a greenhouse.

#### 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.

