

Nicholson Place, East Hanningfield, Essex CM3 8UT

£350,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Located in the charming village of East Hanningfield, Chelmsford, this substantial terraced home on Nicholson Place offers a delightful family living experience with ample space and modern conveniences. Spanning an impressive 1,068 square feet, it is perfectly suited for first time buyers, growing families, or those looking to downsize while remaining in this sought after village.

Upon entering, a central hallway effortlessly connects all ground-floor rooms, making day-to-day living a breeze and entertaining a pleasure. The well-appointed kitchen boasts plenty of room for a breakfast bar ideal for casual dining while a separate formal dining room offers the perfect space for hosting more special occasions.

Upstairs, the accommodation includes a generous principal bedroom and two further well-proportioned bedrooms, providing versatile space for family, guests, or a home office. These are served by a modern family bathroom designed with comfort in mind, offering a tranquil retreat at the end of the day.

Externally, the property is quietly situated at the end of a peaceful no through road. It benefits from off road parking for three vehicles, alongside a garage for added convenience and storage. To the rear, the west facing garden is a wonderful outdoor space, perfectly positioned to capture the afternoon and evening sun, making it ideal for relaxation and summer gatherings.

Combining spacious, thoughtful interiors with a serene yet connected location, this home is an excellent choice for anyone seeking comfort and practicality. Viewing is highly recommended to appreciate everything this lovely property has to offer.







Agents Notes, Money Laundering & Referrals

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.


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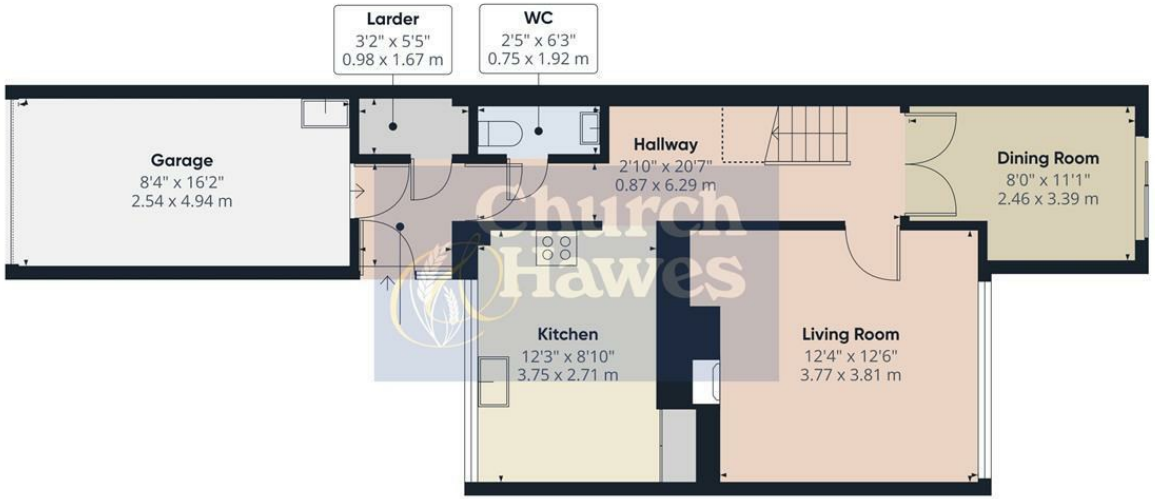

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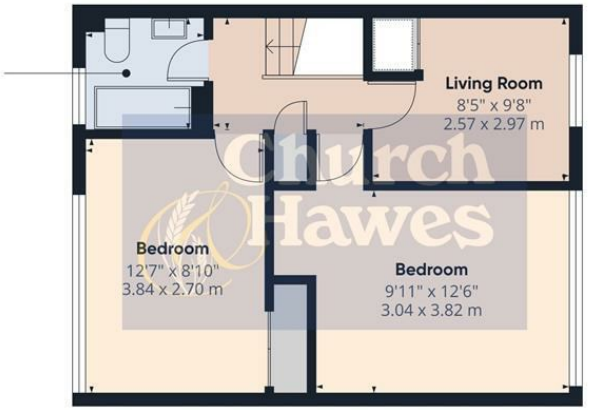



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Floor 0





Floor 1

Approximate total area(1)

1068 ft²

99.2 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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