



Hull Lane, Sandon, Essex CM2 7SA  
Guide price £375,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £375,000 - £400,000... CHARACTER COTTAGE WITH FIELD VIEWS TO FRONT AND REAR... A charming two bedroom semi detached cottage situated in the desirable village of Sandon, offering convenient access to Chelmsford city centre and surrounding villages. The accommodation comprises two bedrooms and a bathroom to the first floor, with two reception rooms and a kitchen to the ground floor. The property offers excellent potential for enlargement, subject to the necessary planning permissions. Externally, there is a generous gravel driveway providing ample parking, along with a garage. To the rear, the property enjoys a delightful garden backing onto open fields, creating a particularly attractive setting. Sandon Park and Ride is within a short drive, along with easy access to major road links throughout the county. The area benefits from highly regarded schooling in both Chelmsford and Danbury, with Sandon School also within easy reach and served by local bus routes. Energy rating E.



## FIRST FLOOR

Bedroom One 11'3" x 10'5" (3.43 x 3.18)

Bedroom Two 11'3" x 10'5" mx (3.43 x 3.20 mx)

Bathroom 7'9" x 7'4" (2.37 x 2.26)

## GROUND FLOOR

Dining Room 11'1" x 10'4" (3.40 x 3.15)

Lounge 19'4" x 10'6" mx (5.91 x 3.22 mx)

Kitchen 16'6" x 9'11" mx (5.05 x 3.03 mx)

## EXTERIOR

Garage 16'5" x 8'1" (5.02 x 2.48)

Rear Garden

Large Driveway/Front Garden

## 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.

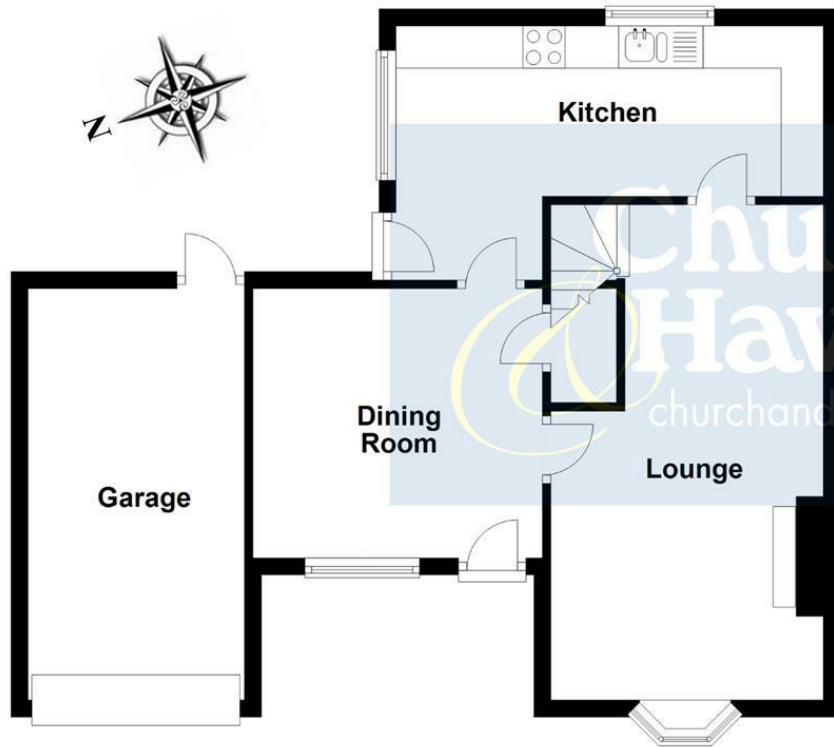




APPROX INTERNAL FLOOR AREA  
86 SQ M 924 SQ FT  
INCLUDING GARAGE

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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## Ground Floor



## First Floor

