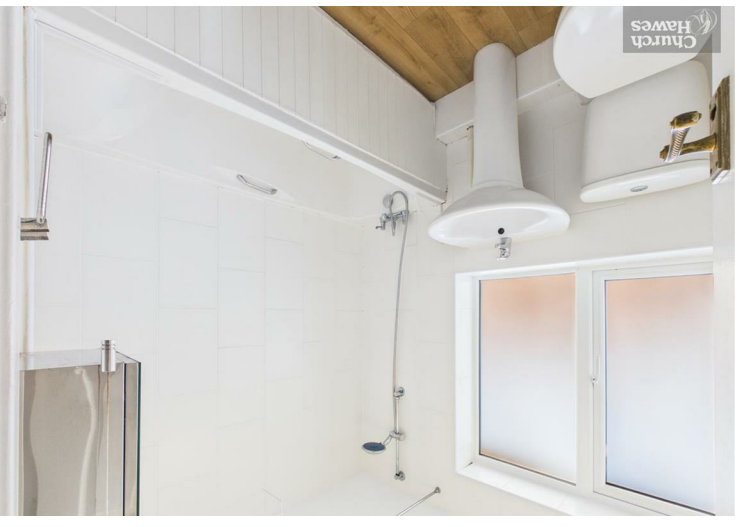
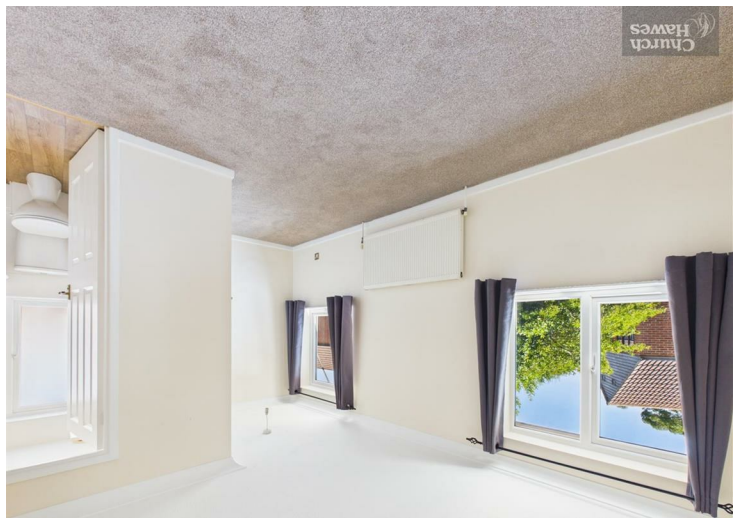
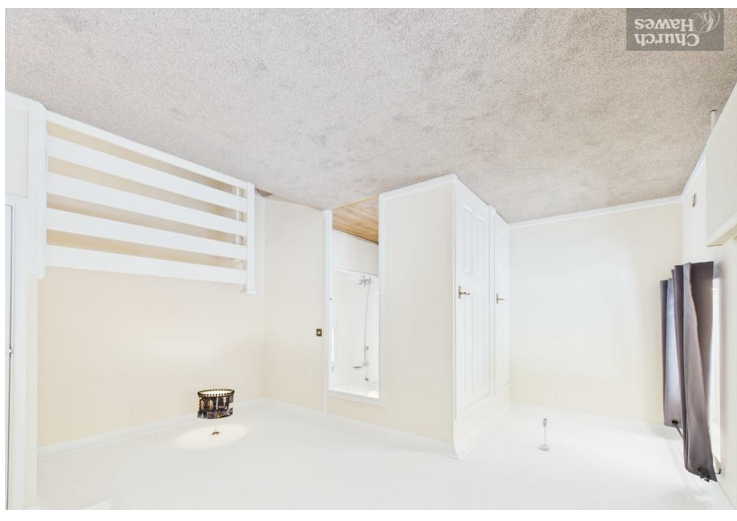
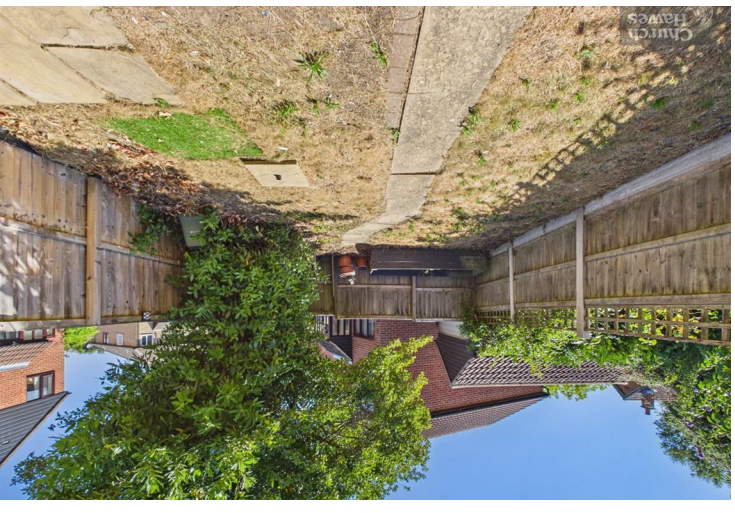
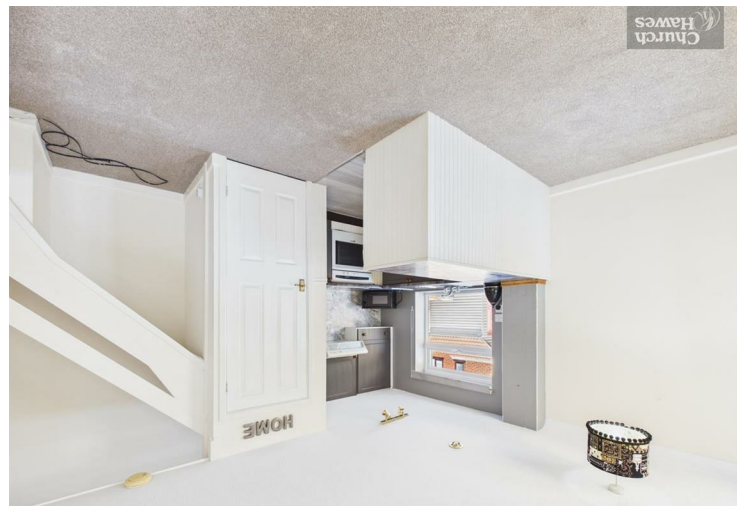
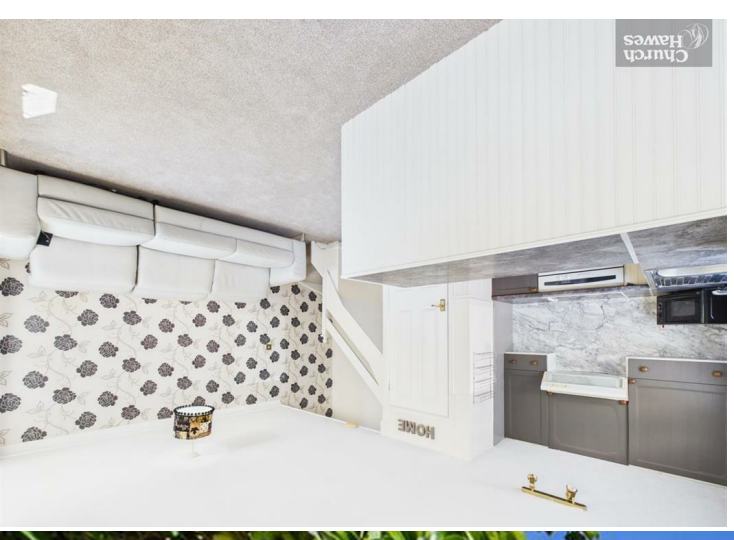
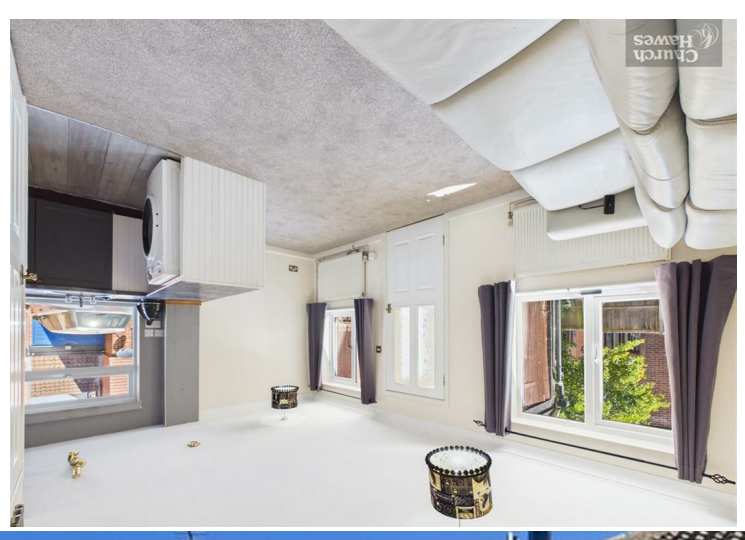
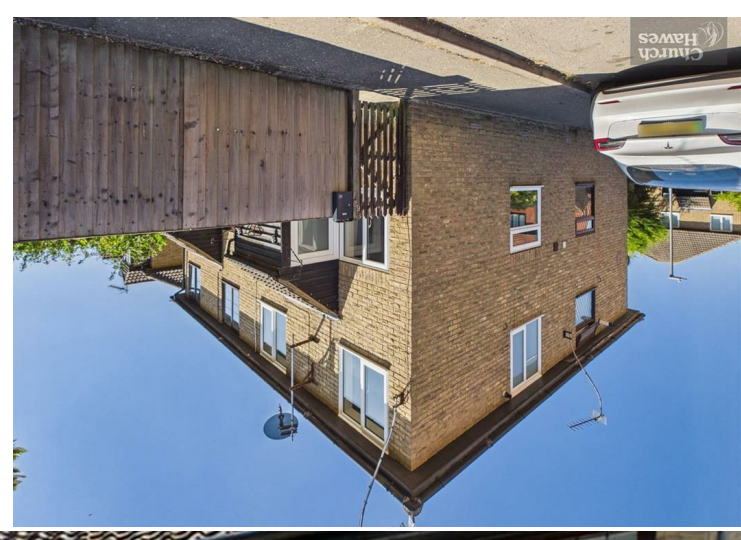






62 Brockenhurst Way, Chelmsford , CM3 4XW
£215,000

Church & Hawes
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A well presented one bedroom freehold house benefiting from its own private garden and a convenient position within easy walking distance of the village amenities.

The property has undergone a number of recent improvements, including replacement flooring, windows and front door, together with redecoration throughout, creating a fresh and well maintained home ready for the new owner to enjoy.

The accommodation begins with an entrance porch leading into the lounge, which is open plan to the kitchen and provides a practical and sociable living space. The bedroom benefits from an ensuite style bathroom, completing the internal accommodation.

Outside, the property enjoys its own private garden, providing valuable outdoor space.

Conveniently situated within a short walk of the local primary school, village shops and bus stops, the property is well placed for everyday amenities and transport connections. An ideal opportunity for first time buyers, downsizers or those seeking a freehold investment property.

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.

