



Sandon
Guide Price £400,000
3-bed end terraced house

The Lintons

Tucked away in a quiet cul-de-sac in the ever-popular village of Sandon, this extended three double bedroom end-of-terrace home offers a great balance of space, layout and a really comfortable feel throughout.

As you arrive, there's the convenience of off-road parking to the front. Stepping through the front door, you're welcomed into a bright entrance hall, somewhere that instantly feels homely. From here, you move into the main lounge, a cosy yet well-proportioned room that's perfect for relaxing in the evenings. It's a really easy space to enjoy, whether that's a quiet night in or hosting friends. Heading further through the property, the home opens up beautifully into the extended kitchen and dining area. This is very much the heart of the home a sociable, open-plan space where everything connects effortlessly. There's plenty of room for a dining table, and the layout naturally flows into an additional reception area at the rear. This extra space is incredibly versatile, whether you'd use it as a second sitting area, a playroom, or even a work-from-home setup. Upstairs, the sense of space continues. All three bedrooms are genuine doubles, which is something that's increasingly hard to find, and each room feels light and well-sized. The bathroom is conveniently located and serves all bedrooms comfortably.

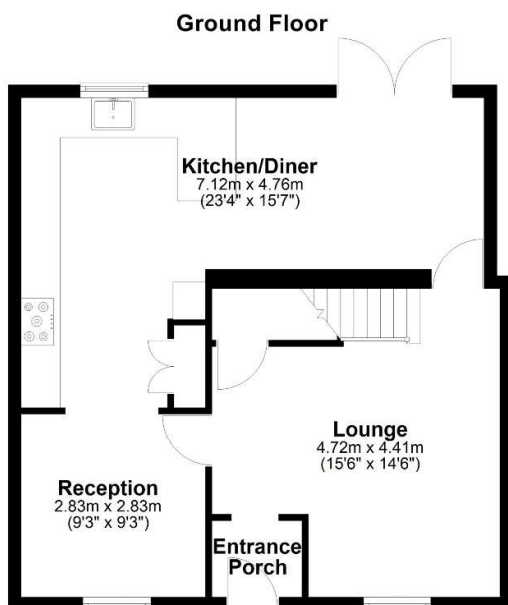
Outside, the rear garden is fully enclosed, making it ideal for both families and those who enjoy a bit of privacy. There's a patio area ready for outdoor dining or summer evenings with friends, along with enough space for garden furniture and a bit of greenery.

Chelmsford
11 Duke Street
Essex CM1 1HL

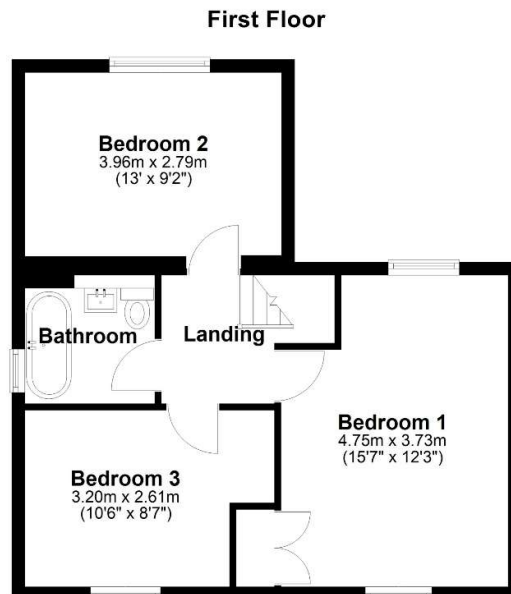
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Sales
01245 250 222
Lettings
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Mortgages
01245 253 370

Floor Plans



APPROX INTERNAL FLOOR AREA
56 SQ M 606 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
103 SQ M 1116 SQ FT
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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HOME

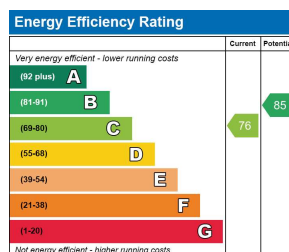


APPROX INTERNAL FLOOR AREA
47 SQ M 510 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
103 SQ M 1116 SQ FT
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Features

- Situated in a quiet cul-de-sac within the sought-after village of Sandon
- Just a short stroll to the charming Crown at Sandon village pub
- Extended three double bedroom end-of-terrace home
- Off-road parking to the front of the property for upto 3 vehicles
- Open plan kitchen/diner
- Within walking distance (approx. 0.3 miles) of Sandon Park-and-Ride
- Sandon Sports Club (under 0.5 miles), offering sports pitches and community activities
- Secluded private rear garden
- Walking distance to The Sandon School (0.6miles - 13 min walk)

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: Band D is the council tax band for this property with an annual amount of £2,206.17.

The Nitty Gritty (Super Mario Edition)

As a trusted part of the neighbourhood kingdom, we've powered-up our network and know the very best players for each level. If we recommend someone, it's because we believe they'll help you glide through the course as smoothly as Mario on a Super Star.

From time to time, a small number of these allies (definitely not the whole squad) may drop us a little bonus coin - up to £200 - for the introduction. But don't worry, you're never locked into choosing one of our suggested sidekicks - you're free to pick your own path through the map.

If you successfully get your offer accepted on one of our castles and decide to press "Start" on your purchase journey, there's a small admin fee of £36 inc. VAT per player (non-refundable). This covers completing your Anti-Money Laundering identity checks - keeping everything safe and secure, just like guarding the Mushroom Kingdom from Bowser.

