



Hall Lane, Sandon, Essex CM2 7RQ
Guide price £425,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Established Three Bedroom Semi-Detached Home with 160' Rear Garden and Excellent Potential



An established semi-detached home occupying a particularly good position, set back from the road within one of the most sought-after villages close to Chelmsford. Accommodation including three bedrooms, a modern bathroom, lounge, separate dining room and kitchen, together with off-road parking.

The house would benefit from a degree of modernisation, providing an excellent opportunity for an incoming purchaser to update and personalise to their own taste and requirements.

A particular feature is the large rear garden, extending to approximately 160' in length, offering an excellent scope for landscaping, outdoor entertaining and potentially extension, subject to the necessary planning consents.

Attached to the rear of the main house is a substantial outhouse which currently requires complete refurbishment or replacement. This provides potential for a much larger kitchen, additional accommodation, a home office, annexe-style space or other uses, subject to the appropriate permissions.

The property also benefits from gas central heating and off-road parking.

The location is a major attraction, being situated within one of the most desirable villages in the Chelmsford area and close to Sandon Secondary School, making the property particularly worthy of consideration by families and buyers seeking a home with scope for improvement and significant outside space.

Sandon is a picturesque village approximately 4 miles east of Chelmsford City centre. Sandon is a largely agricultural area with a vast network of footpaths and bridleways over some delightful Essex countryside and is best represented by a Village Green with the Crown Inn at one end and the ancient Church of St Andrew's to the side. There is a park and ride scheme approximately 1 mile away offering a direct service into Chelmsford City centre with its mainline railway station serving London

Liverpool Street. Sandon has a secondary school with pre-schools available in the neighbouring villages. Further educational facilities and amenities can be found in Chelmsford including private and public schooling and a wide collection of High Street shops, boutiques, restaurants and bars.

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.

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.

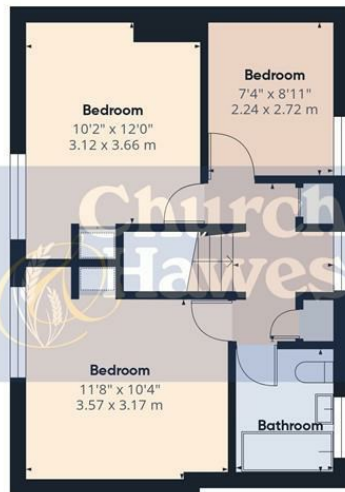
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

907 ft²
84.3 m²

(1) Excluding balconies and terraces

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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