



2 Brambles Mayes Lane, Sandon , Essex CM2 7RP
Guide price £500,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £500,000 to £525,000... Set within a plot of approximately a quarter of an acre, subject to land survey, is this extended five bedroom semi detached home positioned along a country lane in Sandon. Requiring a degree of modernisation throughout, the property offers excellent scope to create a wonderful family home in a highly desirable setting. To the first floor there are five bedrooms and a family bathroom, with bedrooms three and four offering potential, in the writer's opinion, to be knocked through to create a larger master bedroom if desired. To the ground floor there is an entrance hall, a generous lounge diner, conservatory, kitchen, breakfast room, utility or boot room, and cloakroom. Externally, the property enjoys a generous rear garden together with a wide side garden, while to the front there is a substantial driveway and an integral garage. Energy Rating D.

FIRST FLOOR

Landing

Bedroom One 12'3 x 11'3 (3.73m x 3.43m)

Bedroom Two 13' x 9'11 (3.96m x 3.02m)

Bedroom Three 14'9 x 6'7 (4.50m x 2.01m)

Bedroom Four 14'9 x 6'6 (4.50m x 1.98m)

Bedroom Five 9' x 7'6 > 4'10 (2.74m x 2.29m > 1.47m)

Bathroom 8'2 x 5'8 (2.49m x 1.73m)

GROUND FLOOR

Entrance Hall

Lounge/Diner 23'2 x 14'7 > 10'7 (7.06m x 4.45m > 3.23m)

Kitchen 10'7 x 8'10 (3.23m x 2.69m)

Dining Area 9'1 x 6'1 (2.77m x 1.85m)

Utility Room 6'4 x 6'2 (1.93m x 1.88m)

Conservatory 11'9 x 7'8 (3.58m x 2.34m)

EXTERIOR

Rear Garden

Front Garden

Garage 15'10 x 8' (4.83m x 2.44m)

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.