

# HOME



**Chelmsford**  
**£700,000**  
**4-bed semi-detached house**

## Hall Lane, Sandon

This stunning family home in Sandon offers a perfect blend of modern luxury and traditional charm. The standout feature of the property is the bespoke fitted kitchen, complete with high-end integrated appliances and luxurious quartz worktops. The kitchen seamlessly connects to the landscaped rear garden, creating the perfect space for outdoor dining and entertaining.

The ground floor of the property boasts a versatile playroom or study, a stylish lounge, and a show-stopping open-plan family room. The large skylight and sliding doors in the heart of the home floods the space with natural light, creating a warm and inviting atmosphere for both guests and family alike.

The property is conveniently located close to Chelmsford Park and Ride, offering easy access to London and Colchester via the A12. The Sandon School is also just 0.5 miles away, making this an ideal location for families with children. Beautiful countryside walks are also easily accessible from the property, providing ample opportunities for outdoor recreation.

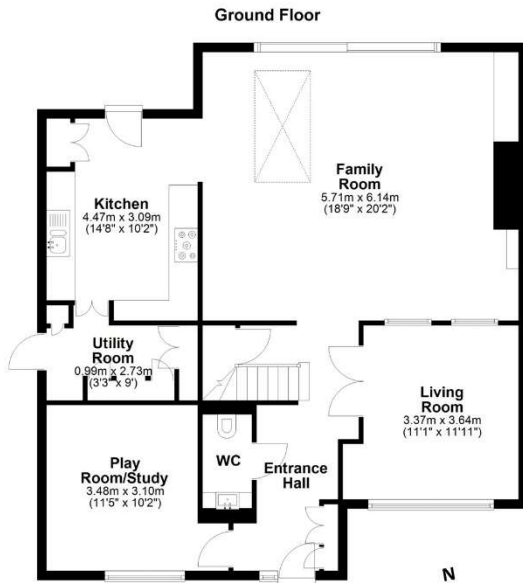
With three formal reception rooms, underfloor heating, and four double bedrooms (including a master with a spacious dressing area), this extensively extended family home offers versatile living

**Chelmsford**  
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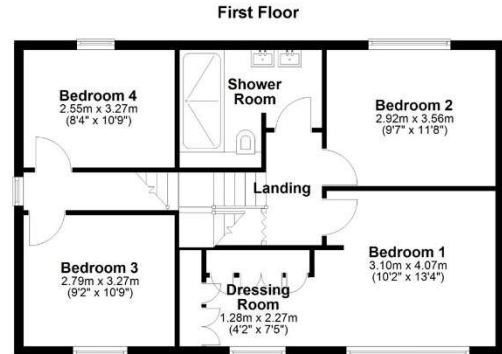
## Floor Plans



APPROX INTERNAL FLOOR AREA  
104 SQ M 1115 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
169 SQ M 1820 SQ FT

This plan is for layout guidance only and is  
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APPROX INTERNAL FLOOR AREA  
65 SQ M 705 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
169 SQ M 1820 SQ FT

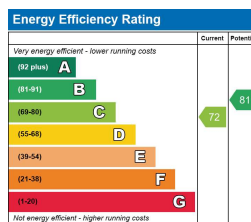
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## Features

- Sought after village location
- Close proximity to Chelmsford Park and Ride
- 0.9 miles to A12 giving access to London & Colchester
- 0.5 miles to The Sandon School
- Extensively extended family home
- Three formal reception rooms with underfloor heating creating versatile living accommodation
- Modern fitted kitchen with built in appliances and separate utility room
- Four double bedrooms, the master enjoying a spacious dressing area
- Beautiful countryside walks
- 1820 sqft of accommodation

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Agents Note: The property includes a flying freehold comprising the rear bedroom above the neighbouring kitchen. The owner is responsible for maintaining the gutters above this section.

Band D is the Council Tax band for this property and the annual council tax bill is £2,206.17.

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