



Not for marketing purposes INTERNAL USE ONLY

Bakers Lane  
West Hanningfield Chelmsford

# Bakers Lane West Hanningfield Chelmsford CM2 8LF

for sale offers in excess of  
**£150,000**



## Property Description

This beautifully maintained 1 bedroom property ( converted from a 2 bed to provide a master bedroom with large dressing area ) is finished to a stunning standard throughout, combining contemporary style with a warm, welcoming feel. The layout provides comfortable, well-proportioned rooms, ideal for relaxed everyday living.

Outside, the home benefits from its own private garden area — perfect for sitting out, planting, or simply enjoying a peaceful spot of sunshine. A driveway to the side provides convenient off-road parking, adding to the practicality of this lovely home.

The location is another strong advantage. Local shops and everyday amenities are within easy reach, making errands simple and stress-free. Excellent transport links nearby offer straightforward access to surrounding towns and key routes, ideal for commuting or visiting family and friends.

A truly impressive park home in exceptional condition, ready to move straight into and enjoy.

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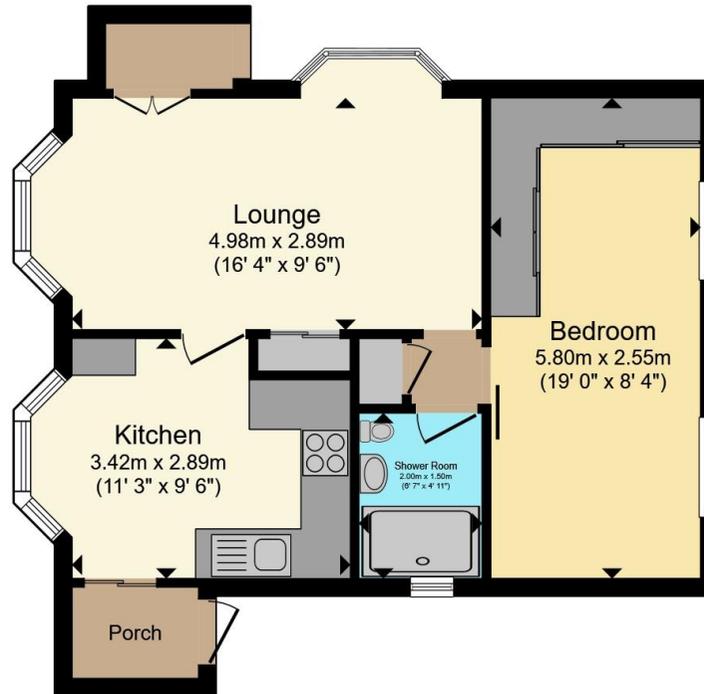
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## Floor Plan

Total floor area 49.7 m<sup>2</sup> (535 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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