



Wagtails Chelmsford Road, Chelmsford , CM3 6QN  
Guide price £650,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £650,000 - £665,000... OFFERED WITH NO ONWARD CHAIN... A detached three bedroom bungalow positioned on an unoverlooked plot approaching a quarter of an acre, set within a semi-rural, non-estate location. The property is conveniently situated a short drive from both Maldon and Danbury, offering a balance of countryside surroundings with access to local amenities. Internally, the bungalow features three well-proportioned bedrooms, a large fitted kitchen, a spacious entrance hall with excellent storage, and a comfortable lounge. Externally, the property benefits from a generous frontage and a substantial rear garden. Energy rating D.

#### Accommodation Comprising

##### Entrance Hallway

Lounge 16' x 14'10 (4.88m x 4.52m)

Kitchen/Dining Room 17'5 x 11'8 (5.31m x 3.56m)

Bedroom One 14' x 12'5 (4.27m x 3.78m)

Bedroom Two 10'11 x 10' (3.33m x 3.05m)

Bedroom Three 9'8 x 9'5 (2.95m x 2.87m)

Bathroom 9'7 x 9'1 (2.92m x 2.77m)

##### Utility Room

##### Exterior

##### Rear Garden

##### Front

#### 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.

