

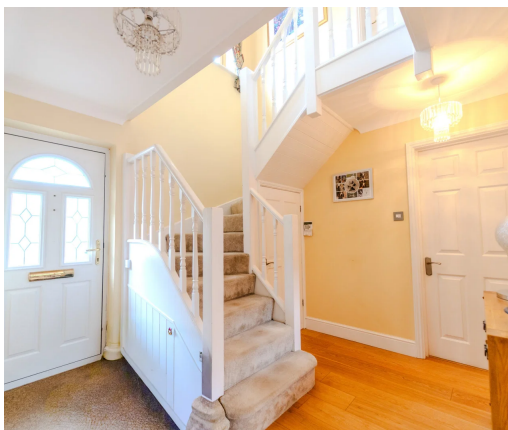


The Tye, East Hanningfield, Chelmsford CM3



Set within the peaceful and highly sought-after village setting of The Tye, East Hanningfield, this attractive four-bedroom home offers a rare combination of generous family accommodation, privacy, exceptional parking and versatile ancillary space. The accommodation is complemented by a private south-west facing garden, substantial double garage and separate air-conditioned gym, while the excellent frontage provides parking for approximately five to six vehicles.

Outside, the property enjoys a particularly private south-west facing garden. Established trees provide excellent screening, creating a secluded and tranquil setting alongside the property's position close to the Village Green. Private parking for approximately five or six vehicles, depending on positioning. The substantial double garage offers power, lighting and useful storage above, while the adjoining gym provides an impressive additional space. There is also potential, subject to the necessary planning consents, to explore conversion of the garage and gym into a self-contained annex, providing an exciting opportunity for future development. The property occupies an attractive position on The Tye, a picturesque village green, providing a peaceful and established community setting. East Hanningfield offers an appealing blend of rural village life and convenient access to modern amenities. Local facilities include a primary school, post office, recreational areas, The Folly Bistro & Bakehouse and the renowned Vita Bella restaurant. Chelmsford city centre is within easy reach, offering an extensive choice of shopping, dining, leisure and cultural facilities. For commuters, there are convenient road connections to the A12, while both Chelmsford and Wickford railway stations provides direct services to London Liverpool Street.





Council Tax Band: F

Tenure: Freehold

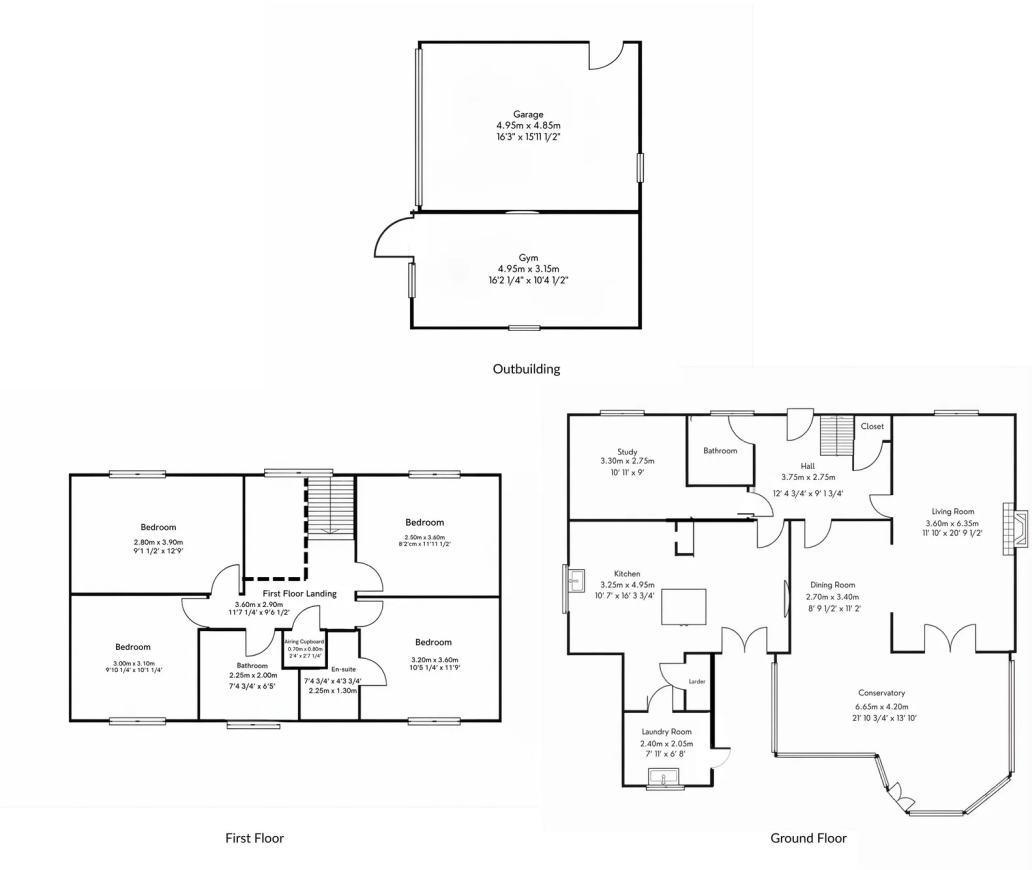
Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 3

- Beautifully presented family home
- Newly-fitted bathroom and en-suite
- Kitchen with underfloor heating and vaulted ceiling
- Four stylish bedrooms
- Double garage with storage above
- Separate air-conditioned Gym
- South-west facing garden
- Within protected village Conservation Area
- Access to Chelmsford City Centre



Total area approx 199 SQMT - 2139 SQ FT

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines



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