

Hall Lane, Sandon, Essex CM2 7RQ

£425,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Offering excellent potential and available with no onward chain







Offering excellent potential and available with no onward chain, this four-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and create a home to their own taste.

The accommodation includes a spacious lounge/diner, kitchen, four good size bedrooms, bathroom and a ground floor WC.

Externally, the property benefits from a driveway, an integral garage which could offer potential for conversion (subject to the necessary consents) and an extra-wide side passageway. To the rear is a particularly attractive south-westerly facing garden, enjoying a pleasant outlook backing directly onto open fields.

Requiring modernisation, this is an exciting opportunity to acquire a generously proportioned home with considerable scope for improvement and enhancement.

The location is a major attraction, being situated within one of the most desirable villages in the Chelmsford area and close to Sandon Secondary School, making the property particularly worthy of consideration by families and buyers seeking a home with scope for improvement.

Sandon is a picturesque village approximately 4 miles east of Chelmsford City centre. Sandon is a largely agricultural area with a vast network of footpaths and bridleways over some delightful Essex countryside and is best represented by a Village Green with the Crown Inn at one end and the ancient Church of St Andrew's to the side. There is a park and ride scheme approximately 1 mile away offering a direct service into Chelmsford City centre with its mainline railway station serving London Liverpool Street. Sandon has a secondary school with pre-schools available in the neighbouring villages. Further educational facilities and amenities can be found in Chelmsford including private and public schooling and a wide collection of High Street shops, boutiques, restaurants and bars.

Agents Notes, Money Laundering & Referrals

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.


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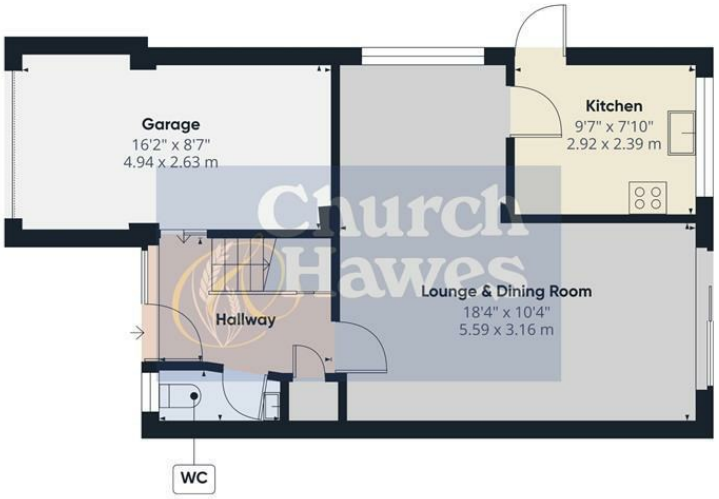



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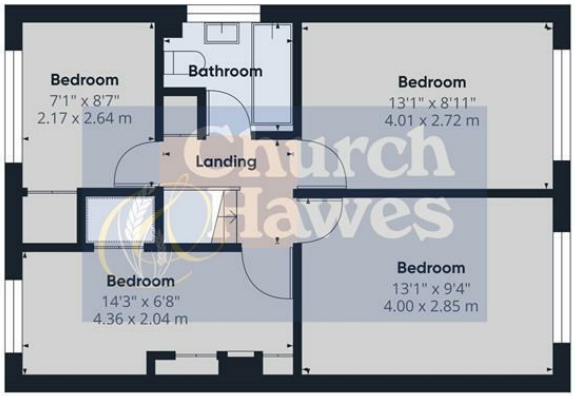

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Floor 0



Floor 1

Approximate total area(1)

971 ft²

90.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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