



Church

Main Road, Chelmsford, CM3 4HW
Guide price £500,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £450,000-£500,000... An attractive three bedroom semi detached cottage, originally constructed in 1905 and occupying a pleasant semi rural setting with generous gardens and excellent off road parking. The property is set well back from the road with an impressive frontage of approximately 72ft, providing ample driveway parking and giving the cottage an appealing sense of space on approach. Internally, the accommodation is well presented throughout and offers a practical and versatile layout. The ground floor includes a dining room positioned to the front of the property, together with a living room which opens through to the kitchen, creating a sociable main living space. There is also a recently refitted ground floor shower room. To the first floor are three bedrooms, making the property well suited to a family, couple or those looking for additional home working space. One of the particular features of the property is the generous rear garden, which extends to approximately 127ft and enjoys a desirable south westerly aspect. At the far end of the garden there is a delightful outlook over adjoining farmland, while nearby woodland and countryside provide excellent opportunities for dog walking and family walks, including routes towards Thrift Wood Nature Reserve. With its substantial frontage and generous plot, the property also offers excellent potential for extension and further improvement, subject of course to obtaining the necessary planning permissions. Combining the character of an early 1900s cottage with generous outside space, ample parking, countryside surroundings and future potential, this is an appealing home in a pleasant semi rural setting.



Services: Mains water. Mains drainage. Mains electric. Oil central heating (boiler changed in 2020, upgraded internal radiators).

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.

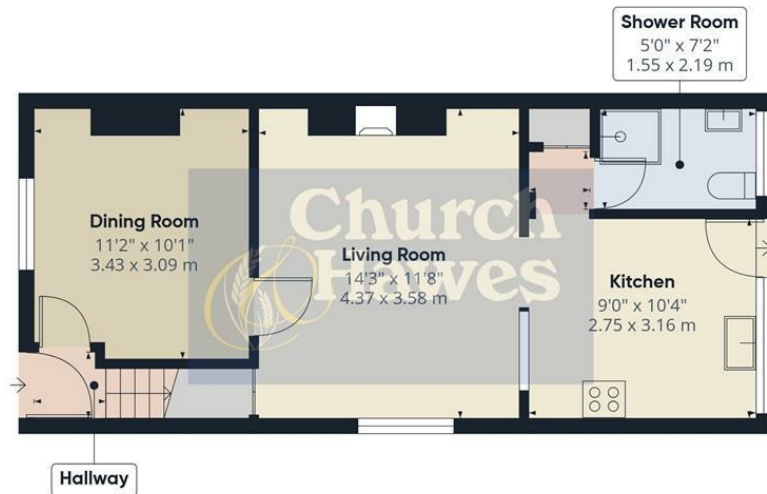
These checks must be completed and successfully verified before we are able to progress with the purchase.

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.







Floor 0



Floor 1



Approximate total area⁽¹⁾
720 ft²
66.8 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.

GIRAFFE360

