



12 Fillioll Close, East Hanningfield , Essex CM3 8UY
Offers in excess of £300,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN... Tucked away in a secluded position, this deceptively spacious end of terrace home offers well balanced accommodation throughout. The ground floor features a welcoming lounge, cloakroom, kitchen/diner, separate utility room and access to the garage. To the first floor, there are three generously sized bedrooms and a family bathroom. Outside, the property benefits from a south facing rear garden, ideal for enjoying the sun and driveway parking to the front. Conveniently located within easy reach of local amenities, the property is also just a short drive to the A12, Chelmsford City and South Woodham Ferrers. Energy rating D.

FIRST FLOOR

Landing

Bedroom One 12'7 x 10' (3.84m x 3.05m)

Bedroom Two 12'7 x 11'1 > 8'11 (3.84m x 3.38m > 2.72m)

Bedroom Three 9'8 x 8'6 (2.95m x 2.59m)

Bathroom

GROUND FLOOR

Porch

Kitchen/Diner 18'7 x 8'10 (5.66m x 2.69m)

Lounge 18'9 x 14'7 (5.72m x 4.45m)

Lobby

Cloakroom

Utility Room 8'8 x 4'3 (2.64m x 1.30m)

EXTERIOR

South Facing Rear Garden

Front

Garage 16' x 8'3 (4.88m x 2.51m)

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.

