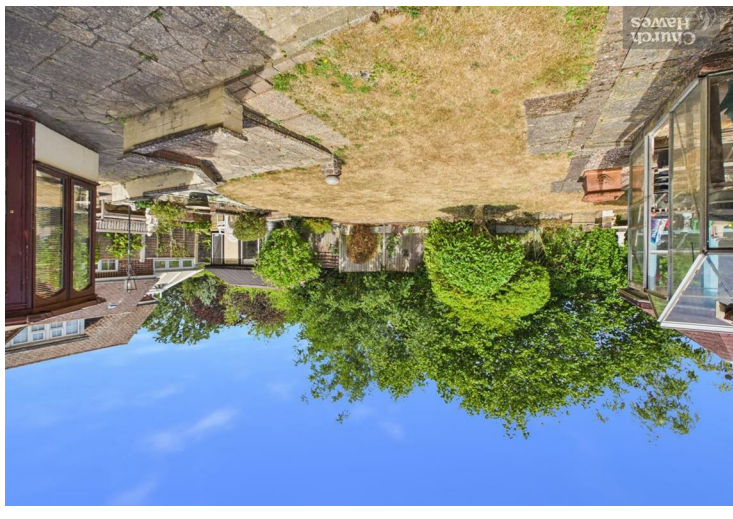

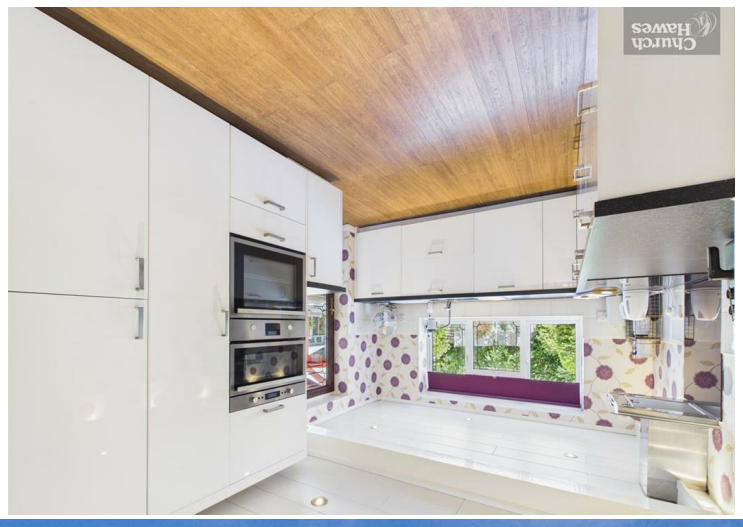
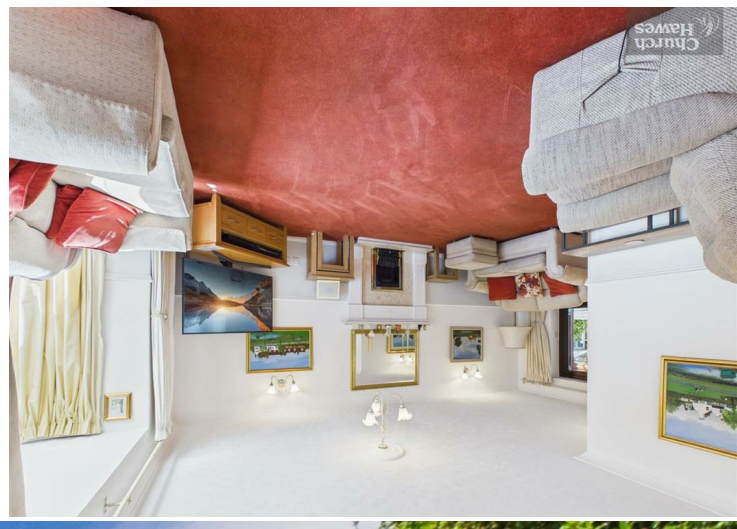

31 Hopping Jacks Lane, Chelmsford , CM3 4PJ

£685,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
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Tel: 01245 225853
danbury@churchandhawes.com

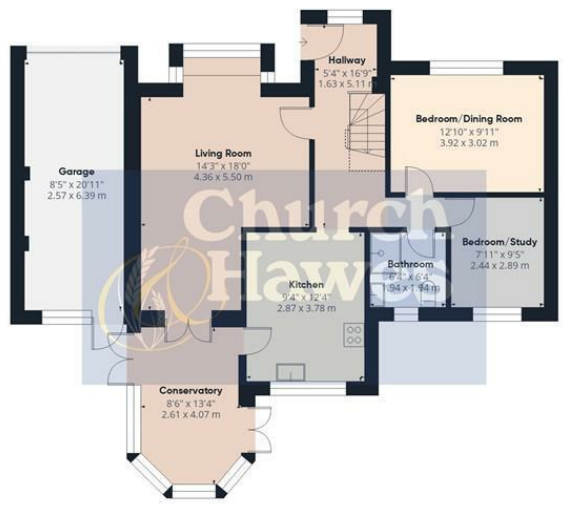
WITHIN WALKING DISTANCE OF AMENITIES... A detached three/four bedroom home occupying a highly sought after location, conveniently positioned close to a range of local amenities including shops, a chemist, medical centre, tearoom and public house. Eves Corner, with its picturesque duck pond and bus services to Chelmsford and Maldon, is also within easy reach.
The versatile accommodation includes two bedrooms and a bathroom on the first floor. On the ground floor are two further versatile rooms, one of which could be used as either a bedroom or dining room, whilst the other would make an ideal bedroom or home office, served by a modern shower room. The flexible layout offers buyers the opportunity to configure the accommodation to suit their individual requirements. Further accommodation includes a spacious lounge, conservatory and modern fitted kitchen. Externally, the property benefits from a garage, pleasant rear garden and an impressive frontage of approximately 70 feet onto Hopping Jacks Lane, providing ample off road parking alongside attractive front gardens.

Agents Notes, Money Laundering & Referrals

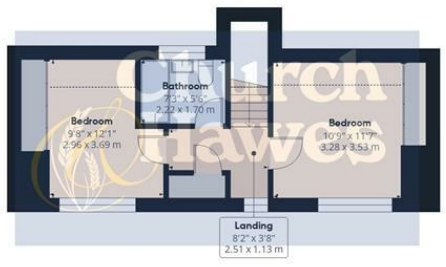
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore 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.



Floor 0



Floor 1

Approximate total area(1)
1348 ft²
125.2 m²

Reduced headroom
46 ft²
4.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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