



**The Common, East Hanningfield, Essex CM3 8AH**  
**Guide price £525,000**

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

GUIDE PRICE £525,000 - £535,000... NO ONWARD CHAIN. A charming detached three bedroom bungalow located in a sought after non-estate position in East Hanningfield. The home offers three well proportioned bedrooms, the master with en-suite, a family bathroom, a spacious L-shaped lounge diner and a fitted kitchen.

Outside, the property benefits from a DOUBLE GARAGE with lighting, driveway parking for 3 cars, and both rear and side gardens. Conveniently situated near the village shop, a highly regarded restaurant, a primary school and a nearby bus stop with routes into Chelmsford city. Energy rating B.



The property benefits from solar panels with a yield at present of £1,500 P.A. This contract carries over to the new buyer

Double glazing throughout

Gas central heating, Worcester Bosch boiler installed in 2021

Low energy lights throughout

Spacious loft, part boarded, fully insulated and lighting

#### **LOCATION**

Situated in the sought-after village of East Hanningfield, this property enjoys convenient access to local amenities, including a primary school, a post office/village shop, and the popular 'Vita Bella' Italian restaurant. East Hanningfield Primary School is just a short walk away, making this an excellent choice for a growing family. For commuters, the A130 and A12 are just 2.5 miles away, while the Sandon Park & Ride, offering direct links into Chelmsford city centre and train station, is less than a 10-minute drive. There is also a regular bus service that runs through the village.

#### **ACCOMODATION COMPRISING**

**Entrance Porch**

**Entrance Hall**

**Lounge Diner 22'10 x 17'6>12'7 (6.96m x 5.33m>3.84m)**

A lovely triple aspect room.

**Kitchen 11' x 9'8 (3.35m x 2.95m)**

**Bathroom 8'5 x 5'9 (2.57m x 1.75m)**

**Bedroom One 13'8 x 11'6 (4.17m x 3.51m)**

Built-in wardrobes.

**Ensuite Shower Room**

**Bedroom Two 11'6 x 8'9 (3.51m x 2.67m)**

Currently used as a second lounge.

**Bedroom Three 9'6 x 8'8 (2.90m x 2.64m)**

Currently used as a study. Built-in wardrobes..

#### **EXTERIOR**

#### **Front**

Driveway parking for 3 cars.

**Double Garage 16'7 x 15'4 (5.05m x 4.67m)**

#### **Rear & Side Garden**

#### **Agents Notes, Money Laundering & Referrals**

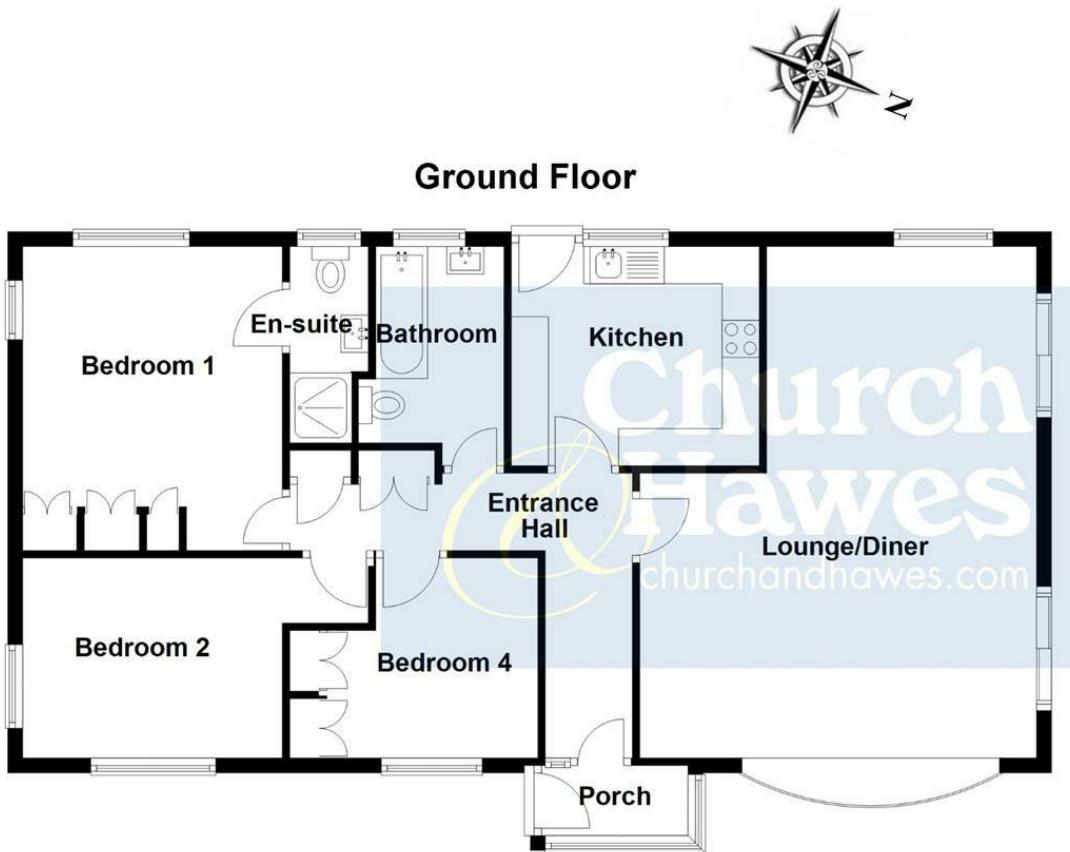
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore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







APPROX INTERNAL FLOOR AREA  
TOTAL 97 SQ M 1041 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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