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For Sale

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Care, Trust & Experience



Helmons Lane, West Hanningfield

Being offered for sale with no onward chain and in the picturesque village of West Hanningfield on the outskirts of Chelmsford is this fully detached four bedroom family home which stands on grounds approaching 3/4 of an acre. The property potentially has scope to extend to both the sides and rear and does require modernisation throughout.



4 Bedroom(s)



2 Reception(s)



2 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



Doorway leading through to

ENTRANCE HALL

Stairs rising to first floor with under stairs storage cupboard, obscure glazed windows to front, radiator, doors to

LOUNGE 5.89m (19'4) x 3.63m (11'11)

Dual aspect with double glazed patio doors leading onto the rear garden, window to front, radiator.

DINING ROOM 5.13m (16'10) x 2.41m (7'11)

Window to front, radiator.

KITCHEN 3.76m (12'4) x 2.67m (8'9)

Fitted in wall and base level units, roll edge work surface, two and a quarter bowl sink unit with mixer tap, splash back tiling, space for washing machine, tumble dryer, oven and fridge freezer, window to rear, doorway to

INNER HALLWAY

Tiling to floor, radiator, door through to

GROUND FLOOR SHOWER ROOM

Shower cubicle, wall mounted wash hand basin with mixer tap, low level w.c, tiling to floor, tiling to walls, obscure glazed window to side.

INNER HALLWAY

Gives access to the garden, door to garage and further door to

UTILITY ROOM 2.26m (7'5) x 1.93m (6'4)

Wall and base level units, power points, window to rear.

FIRST FLOOR LANDING

Window to front, airing cupboard, doors to

BEDROOM ONE 3.78m (12'5) x 3.61m (11'10)

Window to rear, radiator, fitted wardrobes to one wall.

BEDROOM TWO 3.58m (11'9) x 3m (9'10)

Window to front, radiator.

BEDROOM THREE 3.96m (13') x 2.51m (8'3)

Window to front, radiator.

BEDROOM FOUR 3.23m (10'7) x 2.79m (9'2)

Window to rear, radiator.

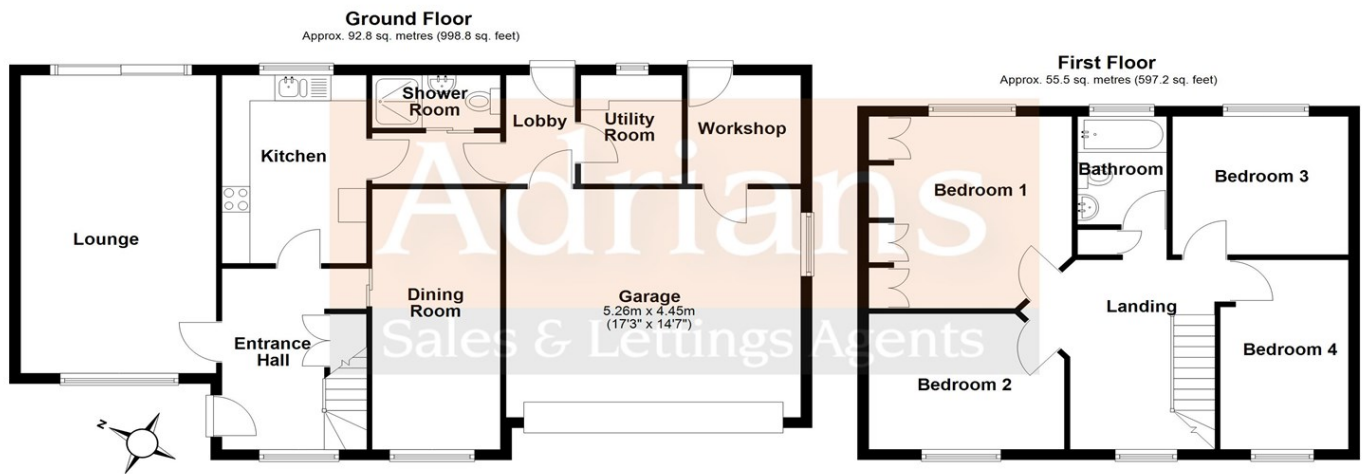
BATHROOM

Panel enclosed bath with mixer tap, low level w.c, wash hand basin, towel rail, tiling to walls, obscure window to rear.

OUTSIDE

The overall plot is approaching 3/4 of an acre. Off road parking is provided to the front for several vehicles. There is scope to extend the property to both the sides and rear, subject to local planning consents. The garden is in need of clearing and cultivating but does come with several trees and a summer house.

GARAGE 4.39m (14'5) x 2.31m (7'7)



Total area: approx. 148.3 sq. metres (1596.0 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: E
COUNCIL TAX BAND: F
POSTCODE: CM2 8UW
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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