



**Connells**

Temple Grove Park Bakers Lane  
West Hanningfield Chelmsford



# Temple Grove Park Bakers Lane West Hanningfield Chelmsford CM2 8LJ

for sale  
£60,000



## Property Description

Connells are pleased to present this one-bedroom park home, nestled in a desirable residential park designed for those aged 50 and above. Offering a perfect blend of comfort and convenience, this park home is ideally situated near the A12 and just 5 miles from the vibrant Chelmsford City Centre.

Upon entering, you are greeted by an entrance hall, leading to a well-appointed kitchen which is equipped with a range of eye and base level units, complete with worktops, an inset sink and drainer unit, and an Indesit cooker and hob, making it a joy to prepare meals. The adjoining living room boasts double glazed windows that invite ample natural light, creating an inviting atmosphere for relaxation. The spacious double bedroom features fitted wardrobes, providing practical storage solutions, while the modern bathroom includes a walk-in shower, pedestal wash hand basin, and a low-level WC.

Step outside to discover a delightful wraparound garden, predominantly laid to lawn, perfect for enjoying the outdoors. Additionally, the property offers communal parking, enhancing its practicality. With double glazed throughout, this park home is designed for comfortable living in a tranquil community.

Council tax band: A

Ground rent: £143.15 per month

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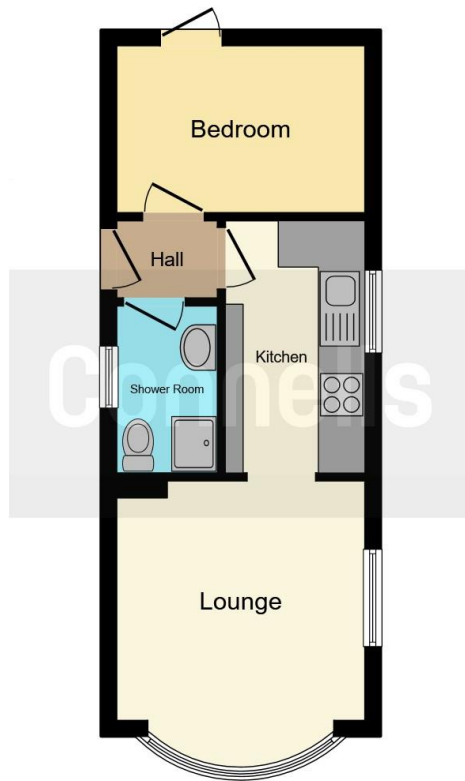
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: Exempt  
 Council Tax Band: A

**view this property online [connells.co.uk/Property/CHL308993](http://connells.co.uk/Property/CHL308993)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: CHL308993 - 0004