



Church  
Old Church Road, East Hanningfield, Essex CM3 8BG  
£725,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A stunning brand new detached bungalow located in sought-after East Hanningfield village. Set along a quiet lane shared by just a handful of properties, this beautifully finished bungalow offers contemporary living with exceptional attention to detail, built by a highly regarded local developer.



The accommodation is thoughtfully arranged and includes three generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, complemented by a luxury family bathroom. The spacious lounge dining room with bi-fold doors opens to the rear garden.

The fully fitted kitchen features elegant granite work surfaces and a full range of integrated Bosch appliances, combining both style and practicality. A standout feature is the very large boarded loft room, with all services already in place, offering excellent potential for future conversion (subject to the necessary consents).

Externally, the property continues to impress with a brick-paved driveway and gardens with a porcelain patio.

Additional highlights include underfloor heating powered by an air source heat pump, high-quality fittings throughout, and a peaceful village setting.

Located within the highly desirable village of East Hanningfield, and close to local amenities including a primary school, post office/village shop and the highly regarded 'Vita Bella' Italian restaurant. East Hanningfield primary school is just a few minutes walk. Just 2.5 miles away are the A130 & A12. Sandon Park & Ride service into Chelmsford city centre and train station is less than 10 minutes drive away.

A rare opportunity to acquire a turnkey, energy-efficient spacious bungalow in a prime village location.

#### **Note**

Certain images have been virtually staged using Artificial Intelligence (AI) for marketing purposes. Furniture and accessories shown are for illustration only and do not form part of the sale.

#### **ACCOMODATION:**

##### **Reception Hall**

Two double built-in store/cloaks cupboards. Access to loft room (see loft room note below)

##### **Master Bedroom**

##### **En-Suite Shower Room**

##### **Bedroom Two**

##### **Bedroom Three**

##### **Family Bathroom**

##### **Lounge Diner**

##### **Kitchen**

Extensively fitted and complemented with granite work surfaces. Bosh appliances include double oven, hob, fridge, freezer and dishwasher.

##### **Laundry Room**

Built-in washing machine and tumble dryer.

##### **Loft Room**

The roof space has been constructed using attic trusses and is already prepared for conversion into further accommodation, subject to any necessary consents. This very large area offers excellent potential for a range of uses, including additional bedrooms, a games room, home office or hobby space. All main services are available for connection and the floor has been fully boarded, providing a solid foundation for future development.

#### **EXTERIOR**

Gardens surround the property. Brick driveway for 3/4 cars.

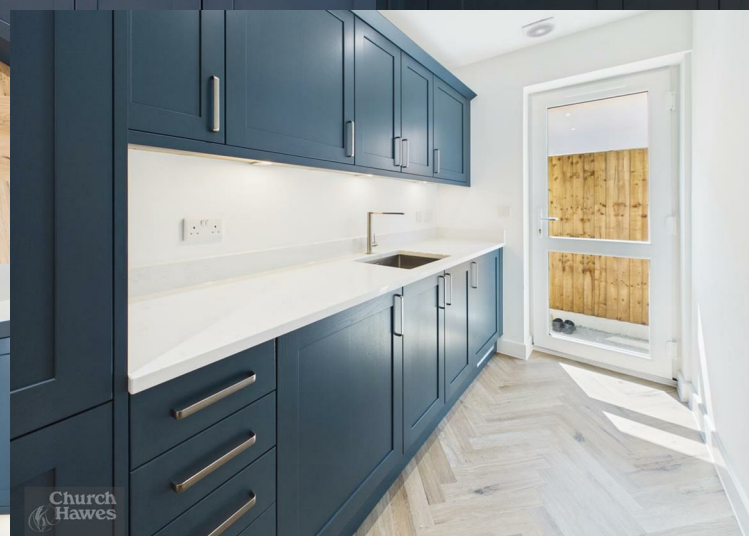
#### **Agents Notes, Money Laundering & Referrals**

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

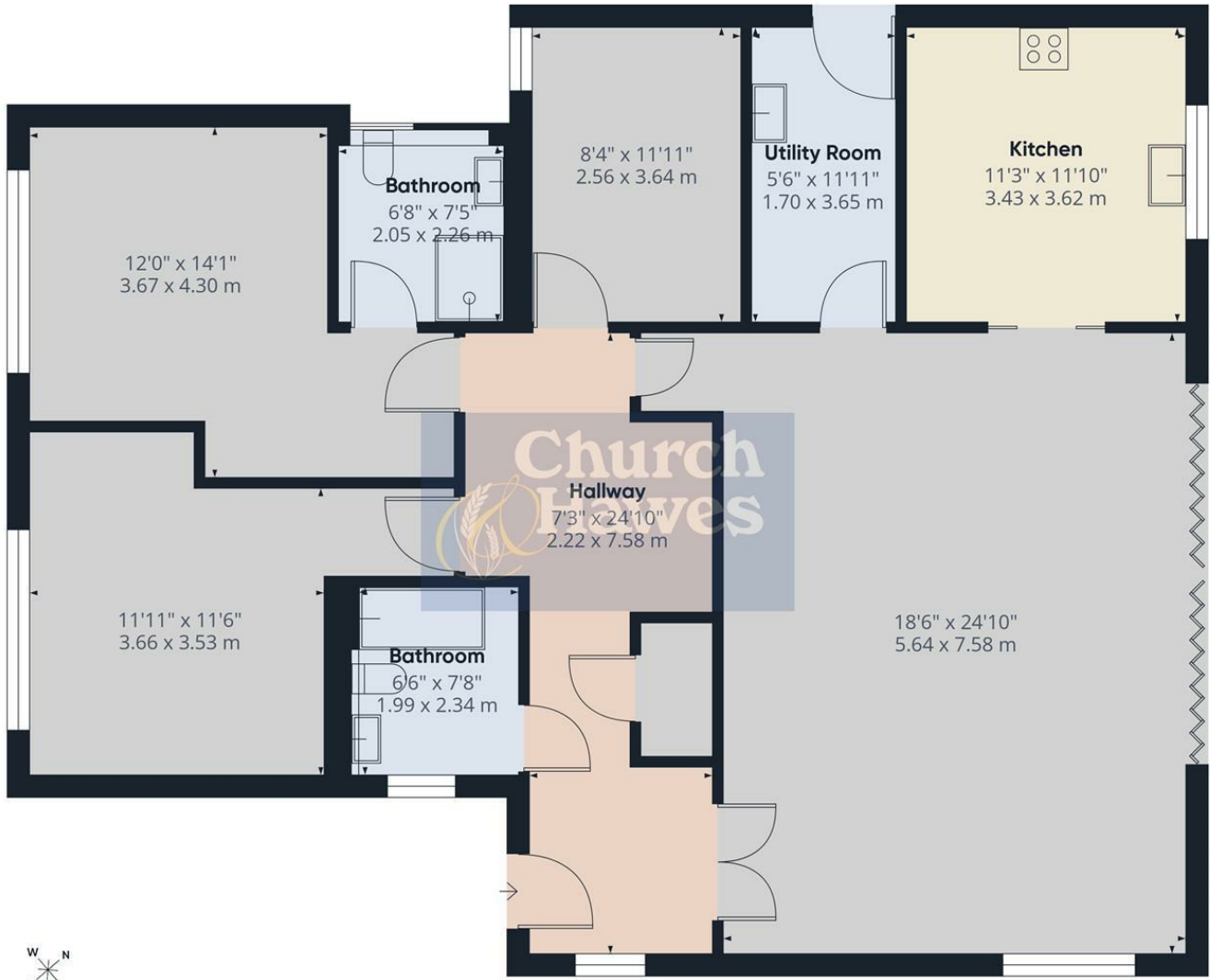
seek verification from their legal representative or surveyor.

**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

Approximate total area<sup>(1)</sup>  
1442 ft<sup>2</sup>  
134 m<sup>2</sup>

(1) Excluding balconies and terraces

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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