



Sandons The Brooklands, Howe Green , Essex CM2 7TD
POA

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

OPEN HOUSE, SATURDAY 11TH JANUARY 12 - 1.30PM. Brooklands, Howe Green, CM2 7TD. FOUR COMPLETED NEW HOMES NOW AVAILABLE TO VIEW . No appointment necessary, just turn up and view. 'THE BROOKLANDS' is an exclusive small development of just six individual executive detached homes, each located on a plot approaching quarter of an acre with westerly facing rear gardens. This home includes accommodation totalling around 252 square metres (2712 square feet). Location as we know is everything.....Brooklands is situated within the semi-rural parish of Howe Green, a most desirable location that lies just 3-4 miles south-east of Chelmsford. Brooklands offers easy access to Chelmsford city centre and the mainline station to London Liverpool Street, London. The A12 and the A130 are both just about one mile away with J28 of the M25 approximately 13 miles to the south, making this property ideal for those in need of excellent transport links. Any person wishing to view the property must make an appointment with the agent and not enter the site unaccompanied due to safety concerns. Energy Rating C.

Sandons, The Brooklands, Howe Green, Chelmsford, Essex. ALL HOMES NOW AVAILABLE TO VIEW. 'THE BROOKLANDS' is an exclusive small development of just six individual executive detached homes, each located on a plot approaching quarter of an acre with westerly facing rear gardens. This home includes accommodation totalling around 252 square metres (2712 square feet). Location as we know is everything.....Brooklands is situated within the semi-rural parish of Howe Green, a most desirable location that lies just 3-4 miles south-east of Chelmsford. Brooklands offers easy access to Chelmsford city centre and the mainline station to London Liverpool Street, London. The A12 and the A130 are both just about one mile away with J28 of the M25 approximately 13 miles to the south, making this property ideal for those in need of excellent transport links. Any person wishing to view the property must make an appointment with the agent and not enter the site unaccompanied due to safety concerns. Energy Rating C.

Build Completion
Summer 2019. Subject to the stage of construction, buyers will be given the opportunity to customise certain elements of their new home, such as kitchens, bathrooms, tiling and floor coverings.

Accommodation Overview
Totalling around 252 square metres (2712 square feet). Including five bedrooms, two with en-suite bathrooms. Family bathroom and a ground floor shower room. A wonderful open plan family, dining and kitchen area with bi-folding doors leading to the rear garden. Lounge, study and utility room.

Room Measurements
Reception Hall
Open Plan Kitchen, Family & Dining Area: 27'9 x 25'9 with bi-folding doors
Lounge: 16' x 9'8
Study: 9'8 x 5'6
Shower Room/wc
Utility Room: 9'3 x 6'9

Master Bedroom: 16'2 x 13'4 with 4 piece en-suite
Guest Bedroom: 17'4 x 11'9 with en-suite
Bedroom Three: 16'3 x 12'1
Bedroom Four: 13'8 x 11'7
Bedroom Five: 9'6 x 8'8
Family Bathroom with 4 piece suite
Large Landing with Glass Balustrades
Garage: 17'3 x 11'2

The Specification Will Include:
Gas fired radiator central heating, underfloor to the ground floor and radiators upstairs. Pressurised hot water cylinder

Upvc double glazed high security windows

All floor coverings including carpets

The contemporary kitchen will be of modern high specification including gloss fronted handleless storage units and granite work surfaces. Neff or Miele appliances will include oven, combination microwave, warming drawer, hob, extractor hood, coffee machine, dishwasher, refrigerator and freezer.

Bathrooms with contemporary white sanitary ware with chrome taps & fittings.

Low profile white shower trays with glass shower enclosures, heated chrome towel rails

High specification security, fire and smoke alarms

Oak veneer internal doors with chrome furniture

Log Burner

Recessed low energy down lighters in kitchens, all bathrooms and cloakrooms

Upvc soffits, fascias, barge boards, gutters & downpipes

Soft Landscaped Gardens

10 Year LABC New Home Structural Warranty

The Heating System
Brooklands homeowners will share a communal LPG bulk gas tank, with the gas distributed to each home through a network of pipes – just like mains gas. The gas tank will be hidden underground, so it feels like you're on mains gas.

Metered LPG estates, common with rural developments, are a popular choice for housing developments in areas without access to the mains gas network. Each home will have a individual meter.

Underfloor heating to the ground floor and radiators upstairs. Pressurised hot water cylinder.

Location & Area Information
Brooklands offers easy access to Chelmsford city centre and the mainline station to London Liverpool Street, London. The A12 and the A130 are both just about one mile away with J28 of the M25 approximately 13 miles to the south, making this property ideal for those in need of excellent transport links.

The area is rich in its rural surroundings with the numerous neighbouring villages of Great Baddow, East Hanningfield, Bicknacre and Danbury; all of which offer a wide choice of restaurants and traditional country pubs. The area is largely agricultural with a vast network of footpaths and bridleways over delightful Essex countryside.

The Chelmsford district is noted for its selection of excellent schools, making it a prime focus for families. The likes of the New Hall School, King Edward VI Grammar School and Chelmsford Grammar School for Girls, are all usually found at or near the top of the national academic league tables. Sandon, about a mile away has a secondary school with pre-schools available in the neighbouring villages.

There is a park and ride scheme popular with shoppers and London commuters just over 2 miles away, offering a direct service into Chelmsford City Centre.

In the heart of the Chelmsford you will find two major shopping precincts which are home to some of the leading retail brands. For those looking for a bite to eat then there are some scenic restaurants next to the river just a short walk from the high street.

Sporting facilities are renowned with the likes of the Riverside Ice and Leisure Centre with one of the only ice rinks in the Essex. Chelmsford is also home to the County Cricket Ground which is close to the high street. Just outside the town is the 500 acre Hylands Park, a mecca for dog walkers and ramblers. There you will also find the stunning Hylands House.

Agents Note
Any person wishing to view the property must make an appointment with the agent and not enter the site unaccompanied due to safety concerns. This is our clients express wish.

Agents Notes
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.

