



8 Clinton Close, East Hanningfield , Essex CM3 8AZ
£475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £475,000 - £500,000, EXTENDED FAMILY HOME IN SOUGHT AFTER VILLAGE.... This well presented property is located in the charming village of East Hanningfield which is on the outskirts of Chelmsford city centre. The village centre is just a short walk away and offers amenities which include shop, primary school and restaurants. There are bus services to the city centre which offers a mainline station to London Liverpool Street and sought after grammar schools. Internally the property has been vastly enlarged by the current vendors and now offers four double bedrooms and two bathrooms to the first floor. To the ground floor are three reception rooms, utility and ground floor W.C. Externally there is a beautiful landscaped rear garden, whilst to the front is a large driveway offering plenty of off road parking and access to the property's garage. Energy rating D.

FIRST FLOOR

Bedroom One 20'5 x 9'7 (6.22m x 2.92m)

Triple aspect with windows to front rear and side. T.V point. Radiator. Door to

En Suite 8' x 4'7 (2.44m x 1.40m)

Obscured window to rear. Fully tiled. Panelled bath. W.C. Pedestal wash hand basin. Heated ladder radiator. Extractor fan.

Bedroom Two 12'6 x 10'4 (3.81m x 3.15m)

Window to front. Range of built in wardrobes. Airing cupboard housing hot water cylinder. Radiator. T.V point.

Bedroom Three 11'7 x 9'1 (3.53m x 2.77m)

Window to rear. Radiator. T.V point.

Bedroom Four 9'8 x 8' (2.95m x 2.44m)

Window to front. Radiator. Telephone point.

Family Bathroom 8'3 x 5'9 (2.51m x 1.75m)

Obscured window to rear. Fully tiled. Four piece white suite comprising enclosed panelled bath with mixer tap and shower attachment. W.C. Pedestal wash hand basin. Corner shower cubicle with wall mounted electric shower. Ladder radiator.

Landing 8'8 x 8'4 (2.64m x 2.54m)

Loft access. Staircase with spindled balustrade leading to

GROUND FLOOR

Entrance Porch 4'8 x 4'2 (1.42m x 1.27m)

Accessed via UPVC front door. Radiator. Doors to Lounge and dining room

Lounge 15'5 x 12 (4.70m x 3.66m)

Window to front. Gas fire with marble surround and hearth and ornate mantle. Staircase to first floor. Wall lights. Double French doors to

Kitchen Family Room 20'4 x 8'9 (6.20m x 2.67m)

Window and patio doors to rear. T.V point. Radiator. Range of high gloss units to eye and base level with concealed lighting under eye level units. Concealed extractor fan with tiled splash back under and throughout kitchen. Laminate rolled edge work surface with inset one and a half bowl drainer acrylic sink. Electric Bosch oven with four ring halogen hob. Space and plumbing for dishwasher and space for fridge. Breakfast bar with seating and further storage under. Doorway to inner lobby with under stair cupboard. doors to utility and dining room.

Dining Room 16'4 x 7'7 (4.98m x 2.31m)

Window to front and door to entrance porch. Wall lights. Radiator.

Utility 8'7 x 4'7 (2.62m x 1.40m)

UPVC door to side. Continuation of units from the kitchen to eye and base level. Laminate rolled edge work surface. Space and plumbing for a washing machine, and space for fridge freezer. Door to garage and

Ground Floor W.C

Obscured window to rear. W.C. Wash hand basin. Radiator. Extractor fan.

EXTERIOR

Rear Garden

Large patio with various seating areas. Steps down to lawn area with decorative flower and shrub borders. Timber shed/summer house. Side access to front. Outside tap.

Front Garden

Off road parking for 3 cars. Access to the garage. Side access to rear.

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.



Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.