

Church Road, West Hanningfield, Chelmsford, Essex, CM2 8UQ

Council Tax Band F (Chelmsford City Council)

2 4 1

£775,000 Freehold

Bond Residential are delighted to offer for sale this four bedroom detached family home situated in the desirable village of West Hanningfield, enjoying a generous mature rear garden and offering flexible accommodation ideal for modern family living.

The ground floor accommodation begins with an entrance hall leading to a spacious living room measuring over 20ft in length with doors opening into a conservatory overlooking the rear garden. There is a separate dining room providing an ideal space for entertaining alongside a fitted kitchen with adjoining utility room and ground floor cloakroom. The conservatory provides an additional reception area with views across the established rear garden, creating an excellent space to relax throughout the year.

To the first floor there are four well proportioned bedrooms with the principal bedroom benefiting from fitted storage, whilst the remaining bedrooms offer versatile accommodation for family living, guests or home working. A family bathroom serves the first floor accommodation.

Externally, the property enjoys a large mature rear garden featuring established planting, lawned areas and plenty of space for outdoor entertaining and family activities. To the side of the property there is a substantial garage/workshop offering excellent storage, workshop potential or scope for a variety of uses subject to requirements. The property also benefits from driveway parking and a welcoming frontage.

An internal viewing is highly recommended to fully appreciate the size, versatility and pleasant village setting this home has to offer.

Area Guide

West Hanningfield is a picturesque Essex village surrounded by open countryside and highly regarded for its semi-rural setting whilst still offering convenient access to Chelmsford and surrounding villages. The area is popular with families and buyers seeking a quieter lifestyle with excellent access to scenic walking routes, bridleways and green spaces including the nearby Hanningfield Reservoir and nature reserve which offers sailing, fishing and countryside walks.

For commuters, the A12 and A130 are within easy reach providing convenient road links across Essex and towards London. The area is also well regarded for schooling with the village primary schooland further schooling options available in Chelmsford including a selection of highly regarded grammar and independent schools

- Four bedroom detached family home
- Spacious 20ft living room
- Conservatory overlooking the garden
- Ground floor cloakroom
- Driveway parking
- Large mature rear garden
- Separate dining room
- Fitted kitchen with utility room
- Garage/workshop with excellent storage
- Desirable village location surrounded by countryside





































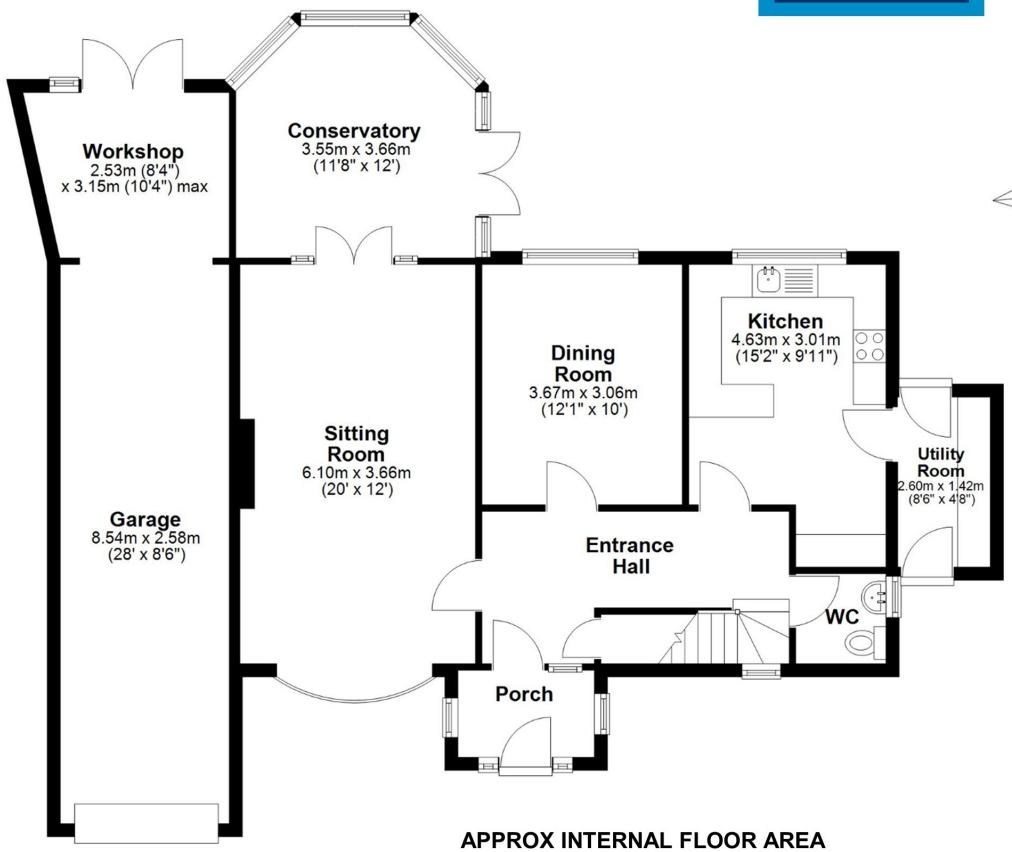




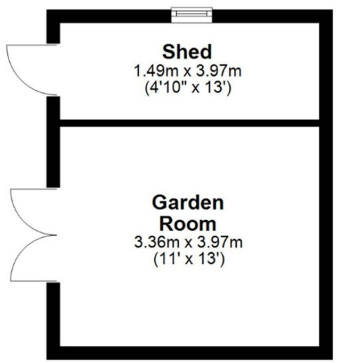




Ground Floor

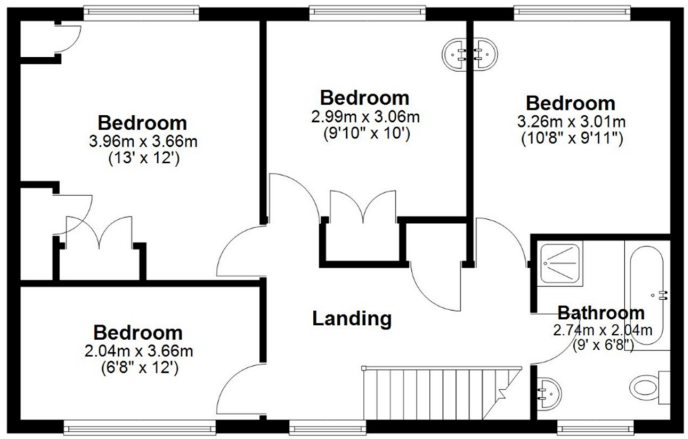


Outbuilding



N

First Floor



APPROX INTERNAL FLOOR AREA
172 SQ M (1850 SQ FT) **(Includes Garage & Workshop)**
OUTBUILDING 20 SQ M (210 SQ FT)
This floorplan is for illustrative purposes only and is
NOT TO SCALE all measurements are approximate
NOT to be used for valuation purposes.
Copyright Bond Residential 2026

78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

