



Abbey Fields, East Hanningfield, CM3 8XB

Council Tax Band G (Chelmsford City Council)



Offers in excess of £1,000,000 Freehold

GUIDE PRICE £1,000,000 - £1,100,000

A substantially extended and much improved detached family home offering over 3000 sq ft of internal accommodation which features five double bedrooms, four reception rooms and three bathrooms and is set in almost a quarter of an acre plot backing onto Hannah's field. The property is located close to local village amenities and is positioned at the end of this small cul de sac.

ACCOMMODATION

Upon entering the property you are greeted by a spacious reception hall with built in storage and cloakroom, the main living room features a fireplace with double doors opening into a generous conservatory which enjoys views of the rear garden. There are three further reception rooms which include dining room, study and a separate sitting room which could be utilised for a variety of uses. Located to the rear of the property with bi-folding doors opening into the garden is a spacious kitchen/breakfast room which is fitted with modern shaker style units with granite worktops and integrated dishwasher, gas hob, electric double oven and separate microwave, a spacious utility room completes the ground floor space.

On the first floor there is a spacious galleried landing, the principal bedroom features fitted bedroom furniture and a recently updated en-suite shower room, a guest bedroom also boasts an en-suite shower room whilst the remaining three bedrooms are serviced by the updated family bathroom.

OUTSIDE

To the front of the property a block paved drive provides parking for 3/4 cars and access to a detached double garage with eaves storage. The rear garden enjoys a west facing aspect and features an extensive patio area which extends across the rear of the property. The central lawn is bordered by mature planted borders and decked area suitable for positioning a hot tub or as an additional seating area. There is a summer house and the garden is retained by fencing with pedestrian access down both sides.

SERVICES

Mains gas, electricity, water and drainage

LOCATION

East Hanningfield is a small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is surrounded by the villages of Bicknacre, Woodham Ferrers, West Hanningfield, Howe Green, and Rettendon. It is a popular village and offers a local primary school, post office/shop and regular bus services to Chelmsford, Southend and South Woodham Ferrers. Chelmsford itself offers some of the most highly regarded schools in the UK and boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford and Beaulieu Park stations both provide regular services to London Liverpool Street with journey times of around 40 minutes.

- Substantial and versatile detached family home
- Four reception rooms and conservatory
- Hive controlled gas central heating
- Water softener
- Quarter of an acre plot backing onto village playing field

- Five double bedrooms with three bathrooms
- Large kitchen/breakfast room with utility room
- Double glazing
- Double garage with additional parking for 3/4 cars
- Sought after village location on no through road





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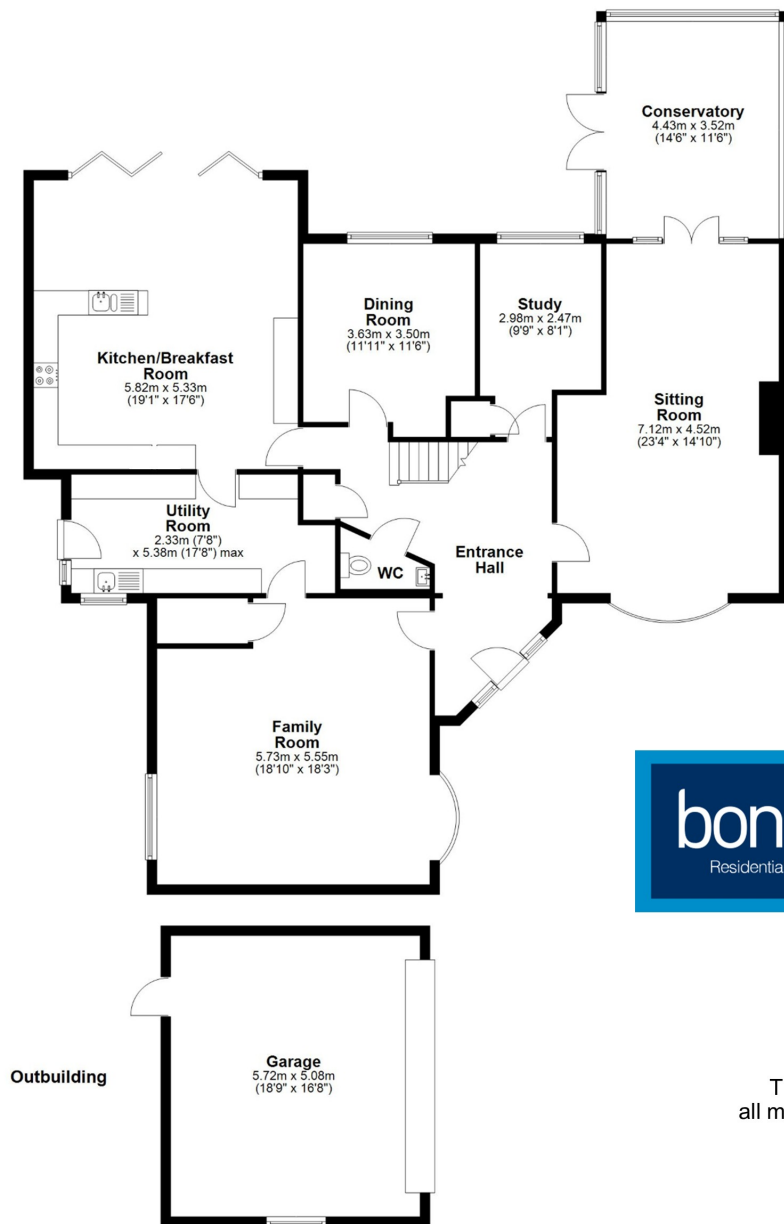
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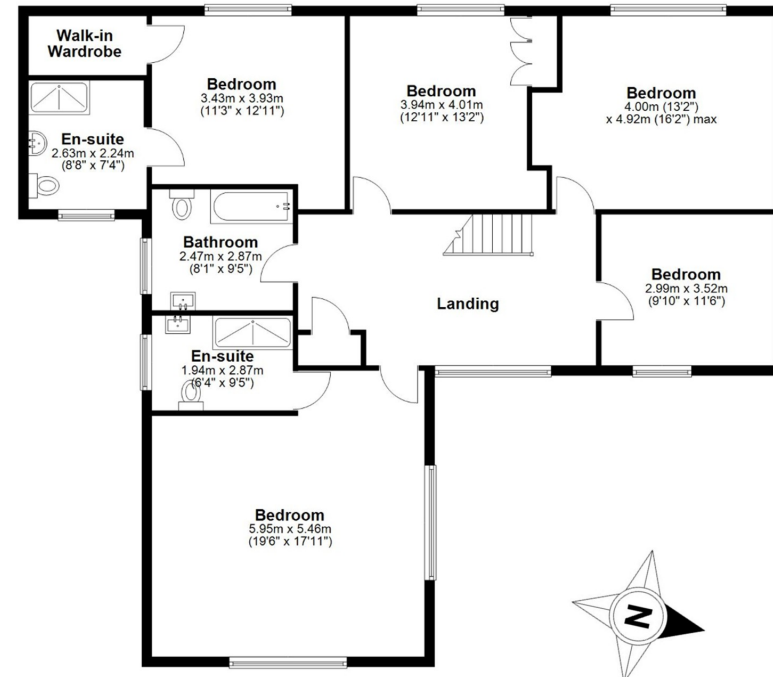




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 299 SQ M (3220 SQ FT)

OUTBUILDING 29 SQ M (310 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.

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