



Guide Price: £585,000 - £600,000

Freehold | 2/3 Bed | 2 Bath | Chalet | Detached | Council Tax Band F | EPC E | Ref INS250040

Church Road West Hanningfield CM2 8UL

Guide Price £585,000 - £600,000 - This spacious two / three-bedroom detached chalet bungalow with accommodation approaching 1600sqft is situated on a plot of approximately 0.27acre (STLS) and offers potential for enlargement (STPP). Situated in the popular village of West Hanningfield, with well-regarded St Peter's school along the road.

- No Onward Chain
- Accommodation Approaching 1600sqft.
- Plot Of Approximately 0.27acre (Stls)
- Flexible Accommodation
- Potential To Enlarge (Stpp)
- Detached Single Garage
- Popular Village Location
- Unoverlooked Rear Garden



Scan the QR code for full details and key information on this property.





Beresfords - Ingatestone Sales

Beresford Residential
122 High Street
Ingatestone
Essex
CM4 0BA

T: 01277 350 505

E: ingatestonesalesdept@beresfords.co.uk

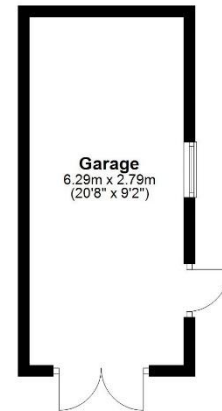
www.beresfords.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

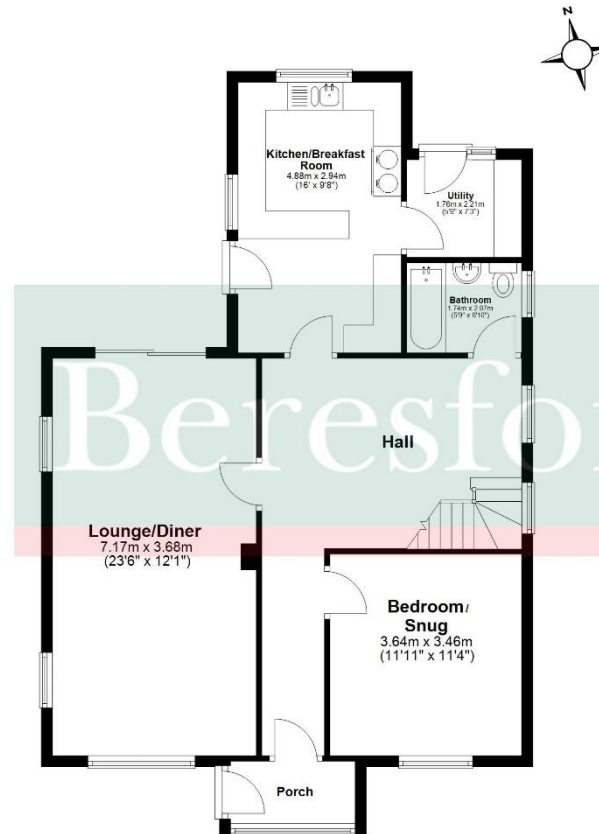
Outbuilding

Approx. 17.5 sq. metres (188.9 sq. feet)



Ground Floor

Approx. 86.4 sq. metres (930.0 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 147.8 sq. metres (1591.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.□

Church Road

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property