



Asking Price £645,000

Freehold | 3 Bed | 2 Bath | House | Detached | Council Tax Band F | EPC E | Ref CHS240058

Church Road, West Hanningfield, Chelmsford CM2 8UJ

Situated within the sought-after village of West Hanningfield, this detached chalet style residence presents an excellent opportunity for purchasers seeking a property to modernise and create a long-term family home in a semi-rural yet conveniently positioned location. Offered for sale with the benefit of no onward chain, the property requires complete updating and refurbishment throughout, allowing buyers the freedom to redesign and improve to their own specification and taste.

The property occupies a generous plot with an attractive frontage providing ample off-road parking for numerous vehicles, in addition to an attached garage measuring approximately 25ft in depth, offering excellent storage potential or scope for workshop space subject to requirements.

Internally, the accommodation is versatile and well-proportioned. To the ground floor, there is a kitchen leading through to a separate utility room, whilst the main living room enjoys views over and direct access onto the established rear garden, creating an ideal entertaining and family space. In addition, there is a separate dining room together with a further reception room which could be utilised as a playroom, home office or ground floor bedroom three. A ground floor bathroom completes the accommodation at this level.

To the first floor are two bedrooms together with a shower room, with the chalet style layout offering character and future potential for reconfiguration or enlargement, subject to the necessary planning consents.

Externally, the rear garden is a particularly attractive feature of the property, being established, mature and of a good size, offering a high degree of privacy together with excellent potential for landscaping and outdoor entertaining.



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





Beresfords - Ingatestone Sales

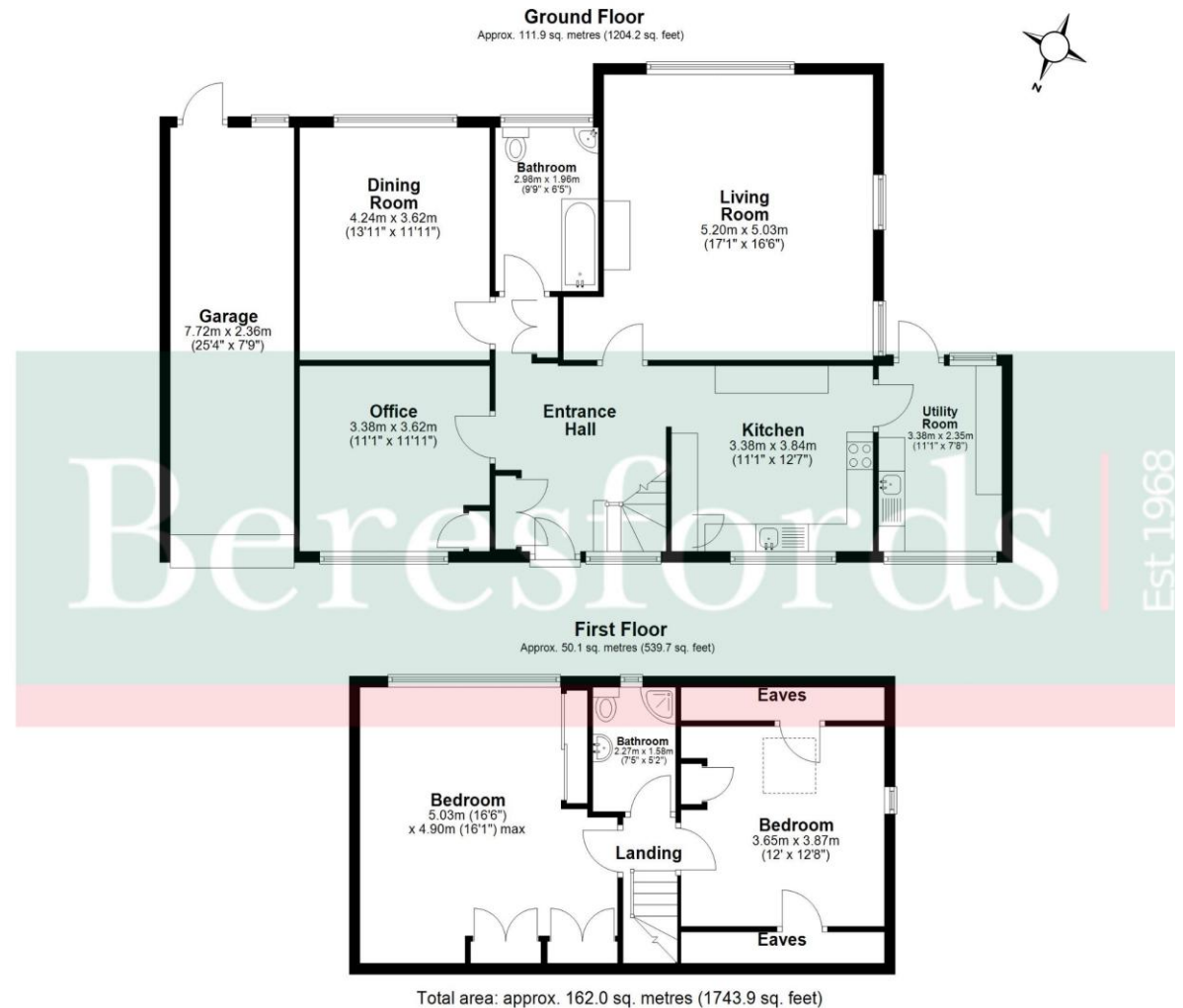
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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