



Old Church Road, East Hanningfield, Essex, CM3 8BG

Council Tax Band E (Chelmsford City Council)



£2,400 pcm

**\*\*Please note online enquiries only, please email [lettings@bondresidential.co.uk](mailto:lettings@bondresidential.co.uk) and we will send you a pre-tenancy questionnaire to complete \*\***

We are pleased to offer To Let this recently refurbished three bedroom detached bungalow, situated in Old Church Road, East Hanningfield and available immediately.

The property offers approximately 1,180 sq ft of well-proportioned, single-storey accommodation, finished in a bright contemporary style with neutral décor and tiled flooring throughout much of the home.

The accommodation begins with an entrance hall leading into a generous living room measuring approximately 16'2 x 12'6. A particular highlight of the property is the impressive open plan kitchen/dining/family room, measuring approximately 21'0 x 17'8 and providing an excellent space for modern everyday living and entertaining. The kitchen is fitted with an extensive range of contemporary units and work surfaces, integrated cooking appliances and a substantial central island. Large sliding doors provide an abundance of natural light and open directly onto the rear garden. There is also a useful separate utility room, providing additional practical space away from the main kitchen.

The bungalow offers three well-proportioned bedrooms, including a particularly generous principal bedroom measuring approximately 16'2 in length, together with two further bedrooms which could equally suit children, guests or those requiring dedicated home-working space. The accommodation is completed by a modern family bathroom fitted with a contemporary white suite including bath with shower over.

Outside, the property occupies a generous plot with a substantial rear garden incorporating a large paved terrace, providing plenty of room for outdoor seating and entertaining, together with a further garden area and established trees around the boundaries. A timber outbuilding provides useful additional storage. To the front, the property benefits from a substantial driveway providing off-road parking for several vehicles, while gated side access leads through to the rear.

With its spacious accommodation, impressive open plan living space, generous garden and convenient village location, this detached bungalow provides an excellent rental opportunity and is available to let immediately.

## Location

Old Church Road is situated in the popular village of East Hanningfield, located to the south-east of Chelmsford and surrounded by attractive Essex countryside. The village retains a strong community atmosphere and provides everyday amenities within the locality, while a wider range of shopping, leisure, healthcare and dining facilities can be found in Chelmsford and the surrounding larger towns.

One of the area's major attractions is its proximity to Hanningfield Reservoir Nature Discovery Park, which offers woodland walks, bird hides, ponds and attractive views across the reservoir. The reservoir is designated as a Site of Special Scientific Interest because of its importance for wildfowl, making the area particularly appealing to those who enjoy walking, wildlife and the countryside.

For commuters, the village is conveniently positioned for road connections towards Chelmsford, the A12 and surrounding towns. Sandon Park & Ride, situated on Maldon Road, provides a convenient alternative for travelling into Chelmsford city centre, with services operating throughout the week and stopping at key central locations including Parkway and Duke Street.

East Hanningfield remains popular with families, professionals and those seeking a more rural lifestyle due to its combination of village character, surrounding countryside, access to Hanningfield Reservoir and convenient links back towards Chelmsford.

**Deposit - £2765 Council Tax Band - E EPC Rating- C**

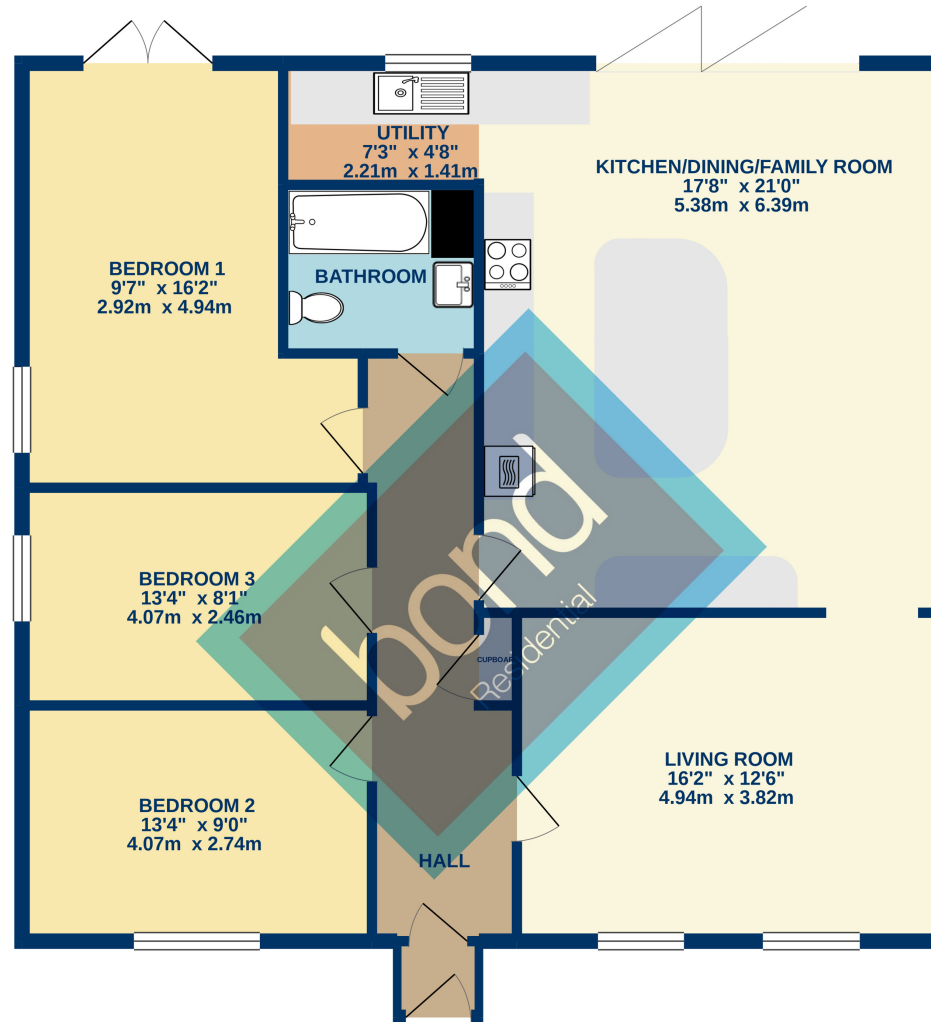
- Three bedroom detached bungalow
- Impressive 21'0 x 17'8 kitchen/dining/family room
- Generous 16'2 living room
- Large rear garden with extensive paved patio
- Approximately 1,180 sq ft of accommodation
- Contemporary kitchen with central island
- Modern family bathroom
- Substantial driveway providing parking for several vehicles







GROUND FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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