

15 East Hanningfield Road, Rettendon Common , CM3 8EG  
Offers in the region of £650,000

**Church & Hawes**

Est. 1977

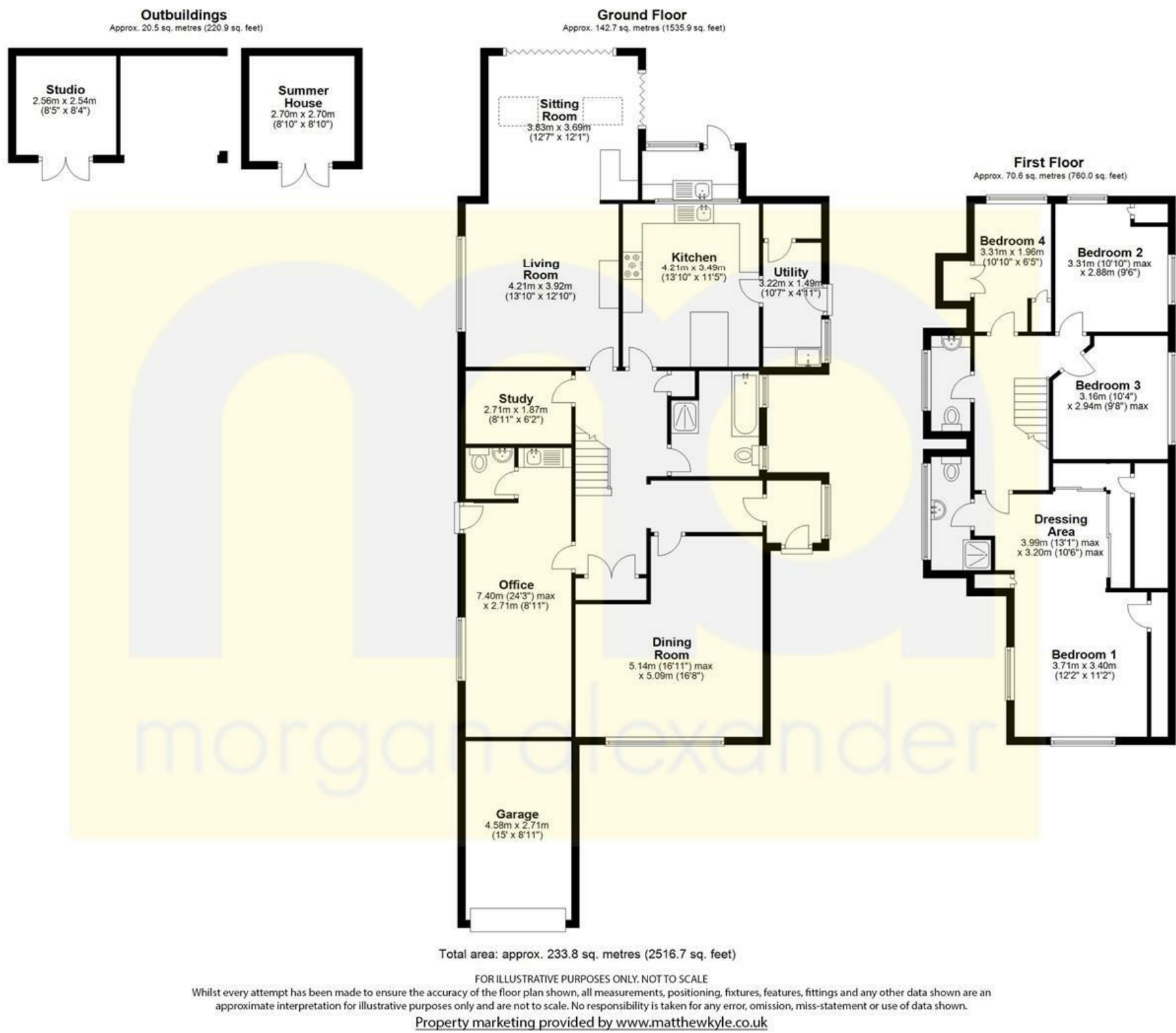
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Situated in a delightful village location, conveniently located for the A130, feeding the A12, A13 & A127, with the nearest rail station being Battlesbridge, this truly versatile chalet house boasts accommodation ideally suited to today's demanding lifestyles. The 'Tardis Like' apx 2500 square feet of accommodation over two floors includes, four bedrooms on the first floor with an impressive master bedroom with both dressing room and en-suite to complement, two further double bedrooms, a large single bedroom and cloakroom. The ground floor is cleverly designed to include a home office designed to accommodate three people, having independent external access with connecting door to the main house and both kitchenette and cloakroom, (if required this could easily be reconfigured to create a potential annex, workshop or additional reception rooms); lounge with partly vaulted ceiling and bi-fold doors opening out on to the rear garden, separate dining room with sitting area, fitted study, luxurious ground floor bathroom with four piece suite, luxurious kitchen breakfast room fitted in medium oak with adjacent laundry room. Externally, there is garaging for one car with driveway parking for numerous vehicles, the secluded rear garden benefits from seating area and pergola over, log cabin/summer house to while away those summer nights, a man cave/bar with adjoining covered hot tub space and enclosed garden/barbecue kitchen. A lovely family home which simply must be seen to be appreciated. Council Tax Band E. EPC Rating E. Freehold.







## FIRST FLOOR

### LANDING

Glass balustrade stairs descend to the ground floor, access to loft space with light, textured ceiling, doors to:

### BEDROOM 1 12'10" x 11'7" (3.91m x 3.53m)

PVCu sealed unit double glazed lead light windows to front and side, smooth ceiling LED downlights, designer radiator, eaves storage space/cupboards, open to:

### DRESSING AREA 9'3" x 7'10" (2.82m x 2.39m)

Fitted wardrobes with mirror inserts, eaves storage space/cupboards, smooth ceiling, LED down lights, door to:

### EN-SUITE

PVCu sealed unit double glazed lead light window to side, heated chrome ladder rail, textured ceiling, tiled walls, electric shaver point, white suite comprising low level w.c., vanity wash hand basin, shower cubicle with electric shower and glazed screen door, Sun house light heater unit.

### BEDROOM 2 10'4" x 9'10" (3.15m x 3.00m)

PVCu sealed unit double glazed lead light window to side, smooth ceiling, radiator.

### BEDROOM 3 11'6" x 9'6" (3.51m x 2.90m)

PVCu sealed unit double glazed lead light window to rear and side, textured ceiling, radiator, eaves storage space/cupboard space.

### BEDROOM 4 11'6" x 6'4" (3.51m x 1.93m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, eaves storage space/cupboards.

### CLOAKS

Obscure PVCu sealed unit lead light window to side, textured ceiling, heated chrome ladder towel rail, vanity wash hand basin, low level w.c, tiled walls, mirror and medicine bathroom cabinet with lights.

### GROUND FLOOR

Composite sealed unit double glazed entrance door and side lights to: -

### PORCH

Tiled floor, composite sealed unit double glazed door to:

### HALL

Coved cornice to textured ceiling, radiator, American Oak hardwood staircase with glass balustrade rising to first floor, airing cupboard, built in double cloaks cupboard, doors to:

### BATHROOM

Two PVCu sealed unit double glazed lead light windows to side, coved cornice to ceiling, halogen downlights, chrome heated towel

rail, Roper Rhodes suite comprising white low level w.c., vanity wash hand basin, walk-in shower with glazed screens and power shower, Jacuzzi bath and mixer tap, tiled to walls and floor, shaver point, backlit L.E.D. bathroom mirror.

### LOUNGE 28' x 12'8"<13'4" (8.53m x 3.86m<4.06m)

Two sets of PVCu sealed unit double glazed bi-fold doors to garden, two electric velux sealed unit double glazed windows to side, coved cornice to ceiling, halogen down lights, TV point, two radiators, cast iron log fire, PVCu sealed unit double glazed lead light window to side, vaulted ceiling, light oak bar shelving cabinet.

### DINING ROOM/SITTING ROOM 16'10" x 15'9"<9'6" (5.13m x 4.80m<2.90m)

PVCu sealed unit double glazed lead light window to front, coved cornice to smooth plaster ceiling, halogen downlights, radiator, dimmer switch, 2 TV points.

### STUDY 8'4" x 6'2" (2.54m x 1.88m)

PVCu sealed unit double glazed lead light window to side, coved cornice to ceiling, radiator, fitted desk and storage/bookcase.

### KITCHEN/BREAKFAST ROOM 13'8" x 11'3" (4.17m x 3.43m)

PVCu sealed unit double glazed window to rear, coved cornice to ceiling with halogen downlights, radiator, laminate tiled floor, single drainer one and a half bowl stainless steel sink unit with mixer tap inset work surface with light oak luxury units comprising cupboard under, integrated fridge and dishwasher, two adjacent base units form range cooker recess with stainless steel splashbacks and, glass and stainless steel extractor fan over, further work surface with cupboard under, breakfast bar, six wall cupboards and two with glazed doors, pelmet lights over, door to: -

### LAUNDRY/BOOT ROOM 10'6" x 4'9" (3.20m x 1.45m)

PVCu sealed unit double glazed lead light window to side, door to side, continuation of units, stainless steel circular sink bowl and mixer tap inset work surface with cupboard under, storage space under, plumbing for a washing machine, three wall cupboards, tiled splashbacks, laminate tiled floor, extractor fan, boiler cupboard housing newly installed oil fired central heating boiler.

### OFFICE/ANNEXE 19'9"<24'5" x 8'4" (6.02m<7.44m x 2.54m)

PVCu sealed unit double glazed lead light window to side, door to side, halogen downlights, fitted desk, potential room divider and desk with storage, hanging drawers and bookcases, 2 radiators, network cabling. KITCHENETTE - single drainer stainless steel sink unit with mixer tap inset work surface with cupboard and storage space under, two wall cupboards, tiled splashbacks. CLOAKS - White low level w.c., vanity wash hand basin with tiled splashbacks, heated chrome ladder towel rail, extractor fan.

### EXTERIOR

### FRONT

Block paved driveway with parking for numerous vehicles, shingle low maintenance bed/additional parking, dual side access to rear garden with flank storage area and outside tap.

### GARAGE

Up and over door, light and power.

### REAR 55' (16.76m)

Patio and seating area with pergola over, artificial lawns with raised shrub borders, garden room/summer house, light and power, man cave/bar with light and power, double doors to garden and serving hatch, adjoining covered hot tub space, GARDEN/BARBECUE KITCHENETTE with PVCu sealed unit double glazed floor to ceiling windows and door to garden, work surface with inset ceramic sink unit and cupboards and storage space under outside tap.

### AGENTS NOTES

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor. VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429 WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.



