



Three Gables East Hanningfield Road, Sandon , Essex CM2 7TQ
£1,750,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

INCREDIBLE DETACHED RESIDENCE IN ARGUABLY ONE OF CHELMSFORD'S FINEST ROADS..... This large family home was constructed by the current vendors and boasts internal living accommodation in excess of 3000 sq ft and offers up to eight bedrooms and three bathrooms over the top two floors. To the ground floor off the impressive entrance hall are three reception areas including large lounge, dining/music room and a fantastic open plan kitchen diner family room with separate utility. The owners truly wanted to make the most of the beautiful outlook to the rear and created a fantastic outdoor kitchen/ garden room to soak in the surroundings, but if that wasn't enough there is also a wonderful roof terrace ideal for sun worshipers. Enjoying a southerly aspect plot in excess of a quarter of an acre, which even offers its own golf putting green to the rear, whilst to the front is ample off road parking and a double garage. Energy rating C





Location Note

The property is located in a desirable street within the village of Sandon/Howe Green and resides among a mixture of substantial established detached family homes. A large attraction to the area are the transport links. Chelmsford mainline station offers direct services to London Liverpool Street, and the A12/A130 are both less than a mile away. Closeby is Sandon secondary school and in Chelmsford are the grammar schools of King Edward and Chelmsford County High for girls.

SECOND FLOOR

Games Room/Bedroom Seven 25'2" x 14'7" (7.67m x 4.45m)

Bedroom Eight 13'5" x 13'3" (4.09m x 4.04m)

FIRST FLOOR

Bedroom One 25'2" x 15'4" (7.67m x 4.67m)

En Suite 9'4" x 8'1" (2.84m x 2.46m)

Bedroom Two 15'7" x 12'2" (4.75m x 3.71m)

Bedroom Three 13' x 10'3" (3.96m x 3.12m)

Bedroom Four 13'6" x 10' (4.11m x 3.05m)

Bedroom Five 13'4" x 10' (4.06m x 3.05m)

Bedroom Six 11' x 10' (3.35m x 3.05m)

Bathroom 8'6" x 7' (2.59m x 2.13m)

Shower Room 6'8" x 5'9" (2.03m x 1.75m)

GROUND FLOOR

Entrance Hall

W.C

Lounge 25'2" x 16'1" (7.67m x 4.90m)

Dining/Music Room 12'9" x 12'1" (3.89m x 3.68m)

Kitchen Diner Family Room 30'2" x 26'7" (9.19m x 8.10m)

Utility Room 16'2" x 7'2" (4.93m x 2.18m)

EXTERIOR

Double Garage 20'3" x 18'4" (6.17m x 5.59m)

Garden Room/Outdoor Kitchen 23'5" x 12' (7.14m x 3.66m)

Roof Terrace 16'7" x 12'3" (5.05m x 3.73m)

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

