



1 Clinton Close, East Hanningfield , Essex CM3 8AZ
£350,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £350,000 - £360,000. A spacious three bedroom family home situated in a popular turning within East Hanningfield, just a short walk from local amenities including highly regarded Primary School, village shops and playing fields. The property offers three generous size bedrooms, with bathroom/W.C to the first floor, whilst the ground floor offers a porch, lounge and 20'5 open plan kitchen/diner overlooking the large rear garden. To the front there is extensive driveway parking and a garage. The property is being sold with the benefit of no onward chain. Energy rating D.

FIRST FLOOR

- Landing
- Bedroom One 11'10 x 10'4 (3.61m x 3.15m)
- Bedroom Two 11'7 x 9'2 (3.53m x 2.79m)
- Bedroom Three 9'10 x 8'10 (3.00m x 2.69m)
- Bathroom
- W.C

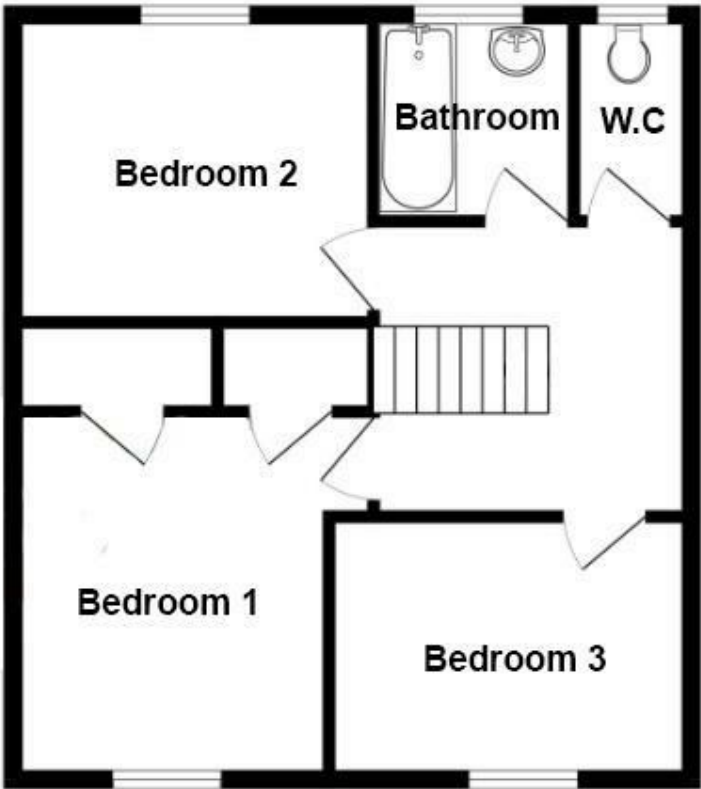
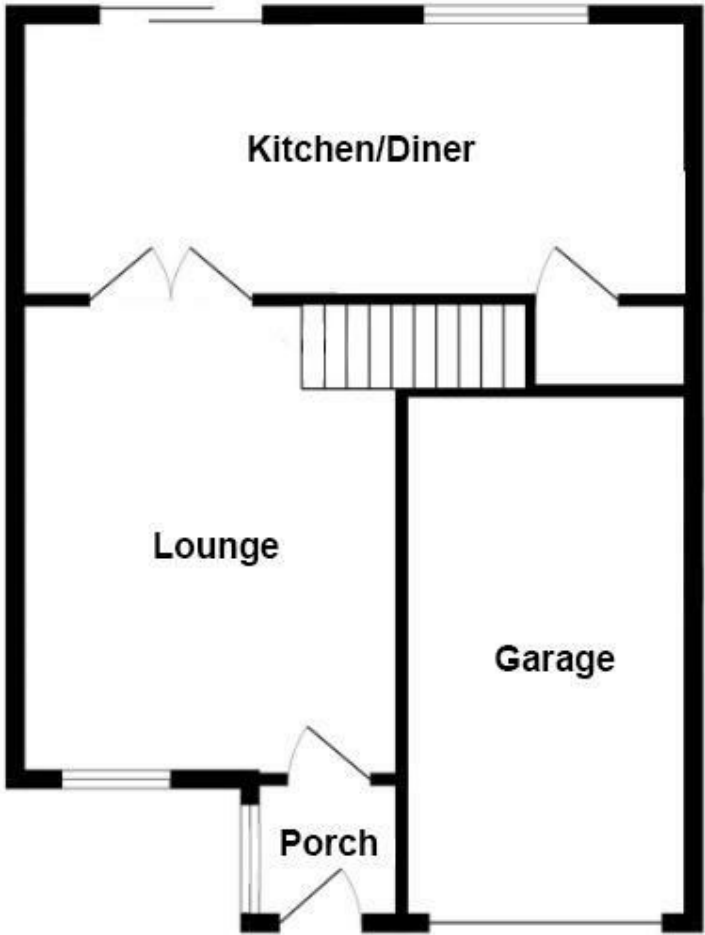
GROUND FLOOR

- Porch
- Lounge 14'11 x 12' (4.55m x 3.66m)
- Open Plan Kitchen/Diner 20'5 x 8'10 (6.22m x 2.69m)

EXTERIOR

- Rear Garden
- Front
- Garage 16'11 x 8'1 (5.16m x 2.46m)

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.



Not to scale, to be used as a guide to layout only