



Catherine Close, East Hanningfield, Essex CM3 8UX  
£350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED WITH NO ONWARD CHAIN... A very well presented three bedroom home with a southerly facing rear garden. This home has been much improved by the current vendors since their ownership, including replacement kitchen, completely re-landscaped rear garden and replacement electric garage door, not to mention various other decorative improvements. Most deceptive from it's external appearance, the property affords many other features including a 20' conservatory/garden room and a ground floor cloakroom. Many of the properties close by have also part converted the garage to form a study or playroom. East Hanningfield is a most favoured village, amenities of which include a primary school, post office, public house and an award winning Italian restaurant! Country walks on your doorstep whilst being 10/15 minutes drive from Chelmsford City centre. Energy Rating E.



## FIRST FLOOR

### Bedroom One 12'7" x 9'10" (3.84m x 3.00m)

Window to rear, double radiator, double built-in wardrobe.

### Bedroom Two 12'9" x 9'0" (3.89m x 2.74m)

Window to front, radiator with feature cover, double built-in wardrobe.

### Bedroom Three 9'9" x 8'8" (2.97m x 2.64m)

Feature circular window to rear, radiator, shelved recess above stairwell.

### Family Bathroom/WC

Obscure circular window to front, towel radiator, three piece suite comprising panelled bath with electric shower unit over, wash hand basin, WC, fully tiled walls.

### Landing

Airing cupboard housing hot water cylinder, access to loft space, stairs to:

## GROUND FLOOR

### Entrance Hall

Part glazed entrance door with glazed side window, large built-in storage/cloaks cupboard, door to kitchen and door to the garage.

### Kitchen/Diner 18'9" x 9'1" (5.72m x 2.77m)

Window to front. One and bowl sink unit set into solid wood worktops. Extensive range of fitted base and wall units. Built-in oven, hob and extractor hood, integrated dishwasher and space for American style fridge/freezer, tiled floor and tiled splash backs, open to:

### Inner Hall

Double radiator, door to lounge, conservatory and cloakroom. Stairs to first floor.

### Cloakroom

Wash hand basin and W.C, tiled walls.

### Lounge 14'6" x 12'7" (4.42m x 3.84m)

Fully glazed double casement doors with side windows leading to the conservatory, radiator.

### Conservatory/Garden Room 20'0" x 7'7" (6.10m x 2.31m)

Window to rear, fully glazed double doors with side windows to the garden, cupboard housing gas boiler fuelling hot water and central heating.

## EXTERIOR

### Front

Parking for one car.

### Garage

Electric remote roller door. Power and light connected, plumbing for washing machine. The garage lends itself for conversion to accommodation such as a study, family room or utility room. This would be subject to gaining the necessary planning or building regulation consents.

### Rear Garden

Indian sandstone patio. Raised shrub borders with sleeper retainers. Artificial lawn. Fencing to boundaries. Small summerhouse. Gate to side.

### Agents Note

The property at the rear suffered some subsidence and works were carried out to rectify the problem in 2006. Documents can be made available on request.

### 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.





