



Chalklands, Sandon, Chelmsford, Essex, CM2 7TH

- GUIDE PRICE £700,000 TO £725,000
- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND
- DOES REQUIRE SOME MODERNISATION
- GARAGE AND DRIVEWAY
- DESIRABLE LOCATION



PROPERTY DESCRIPTION

Balch are delighted to present this charming four-bedroom detached house located in the highly sought-after village of Howe Green, Sandon. Offering spacious accommodation across three reception rooms and a large rear garden, this property is perfect for families seeking a home with potential to modernise and personalise to their own taste. With ample driveway parking for multiple vehicles and a welcoming entrance hall, this residence truly combines the best in comfortable living and village charm, making it a must-see for discerning buyers.

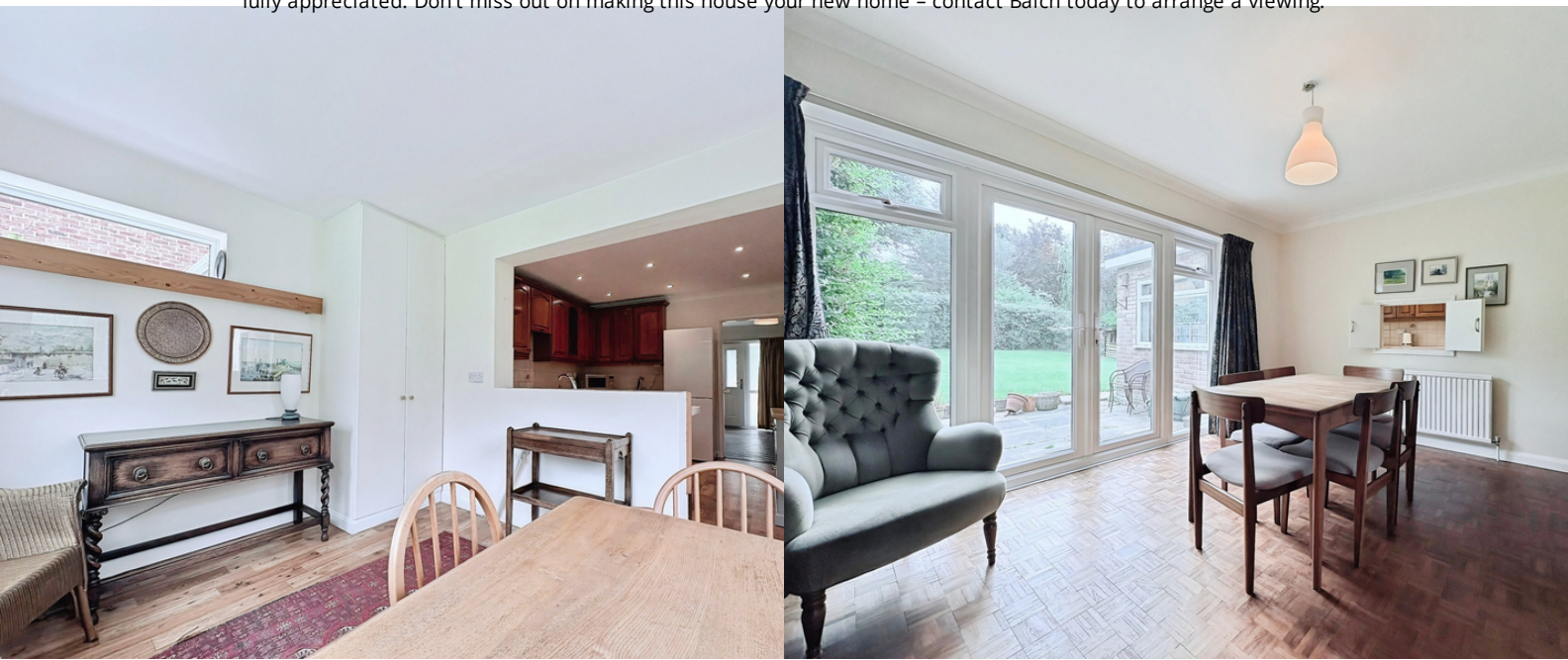
Howe Green is a delightful village within the Sandon area, known for its peaceful and friendly community atmosphere. Residents benefit from excellent local amenities, including well-regarded schools, convenient transport links to nearby towns and cities, and a variety of leisure facilities. The village offers a perfect balance of rural tranquility and accessibility, making it an ideal location for families and professionals alike.

On entering this delightful property, you are greeted by a large entrance hall that sets the tone of spaciousness and warmth throughout the home. The cloakroom is conveniently located just off the hallway, providing practical convenience for guests and family members. The family lounge is generously sized and filled with natural light, offering a comfortable space to relax and unwind. Adjacent to the lounge is a separate dining room, perfect for hosting dinner parties or family gatherings, allowing you to entertain in style.

The kitchen/breakfast room is a versatile space that invites culinary creativity and casual dining. While it offers ample space for a breakfast table and kitchen units, it presents an excellent opportunity for the new owners to modernise and tailor it to their preferences. Four well-proportioned bedrooms provide comfortable accommodation for all family members or guests, giving everyone their own private retreat. The family showroom adds further flexibility to the layout, potentially serving as an extra living area, playroom, or home office depending on your needs.

Outside, the property boasts a large rear garden that presents a wonderful canvas for outdoor living.

In summary, this spacious detached home in Howe Green offers a fantastic opportunity to secure a property with great potential in a highly desirable location. With its generous living spaces, flexible rooms, and sizeable garden, this is a property that really must be viewed to be fully appreciated. Don't miss out on making this house your new home – contact Balch today to arrange a viewing.



ROOM DESCRIPTIONS

Entrance Hall

UPVC door to front, parquet flooring, storage cupboard, stairs up to 1st floor, door to

Storage Cupboard

Cloakroom

Obscure window to side, low level wc, wash hand basin.

Lounge

11' 10" x 17' 1" (3.61m x 5.21m) Double glazed window to front, gas radiator, feature fireplace, doors to:

Dining Room

10' 02" x 15' 1" (3.10m x 4.60m) Double glazed french doors with windows either side, radiator, parquet flooring.

Kitchen/Breakfast Room

9' 6" x 24' 3" (2.90m x 7.39m) Fitted kitchen with a selection of base units and eye level units with worktop, integrated sink with mixer tap, freestanding electric oven with hob, extractor over, space for appliances, opens into breakfast area with large double glazed window to the rear and side with a door out to the garden, radiator.

1st Floor Landing

Bedroom One

11' 11" x 14' 00" (3.63m x 4.27m) Double glazed window to the front, radiator, built in storage.

Bedroom Two

11' 06" x 11' 11" (3.51m x 3.63m) Double glazed window to the rear, radiator

Bedroom Three

8' 06" x 13' 02" (2.59m x 4.01m) Double glazed window to the rear, radiator, built in storage.

Bedroom Four

7' 11" x 10' 00" (2.41m x 3.05m) Double glazed window to the front, radiator, built in storage.

Family Shower Room

Double glazed obscure window to the side, walk in shower, wash hand basin.

Garage

8' 02" x 14' 4" (2.49m x 4.37m) Up and over door to front, electric and power, door to rear.

Front Garden & Driveway

Front garden is laid to lawn, mature tree with bushes, Driveway parking for multiple cars.

Rear Garden

Viewings

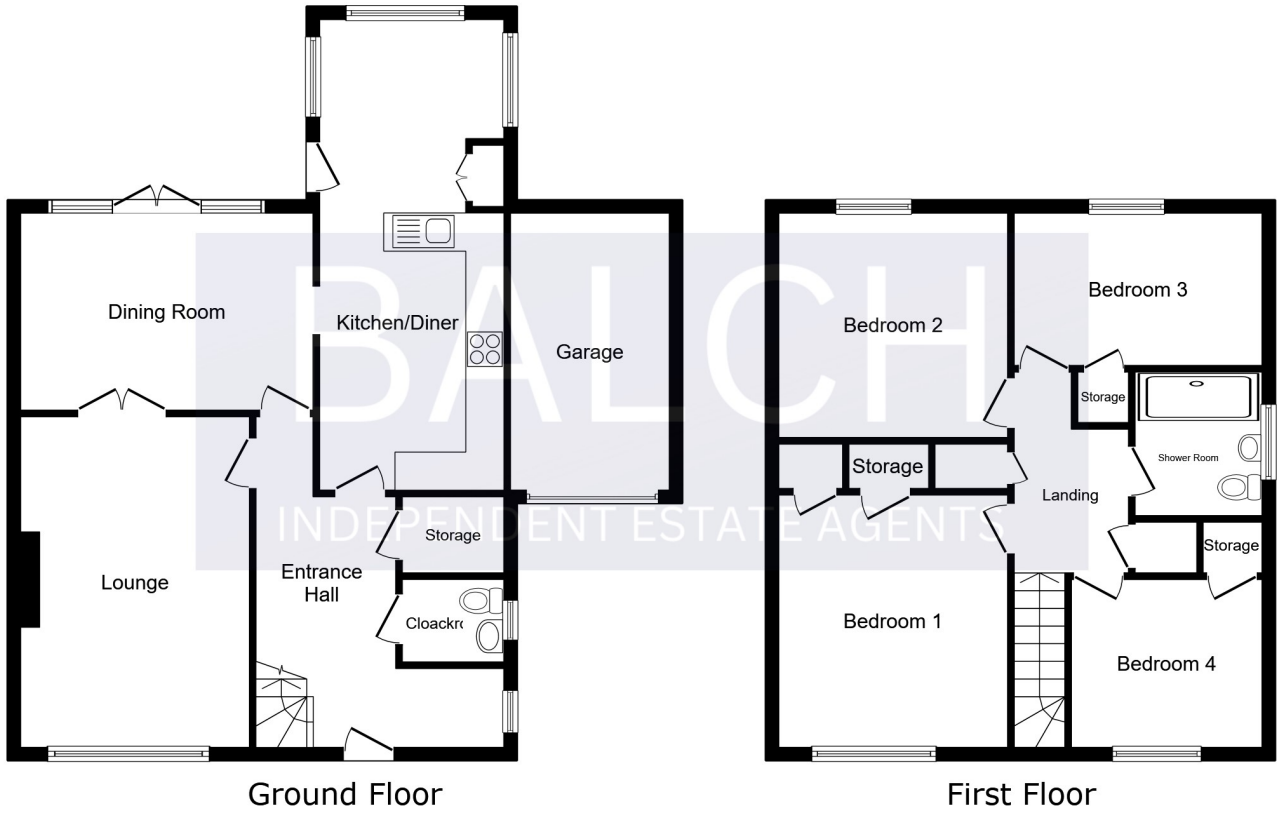
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC

Chalklands, Sandon, Chelmsford, CM2 7TH



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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