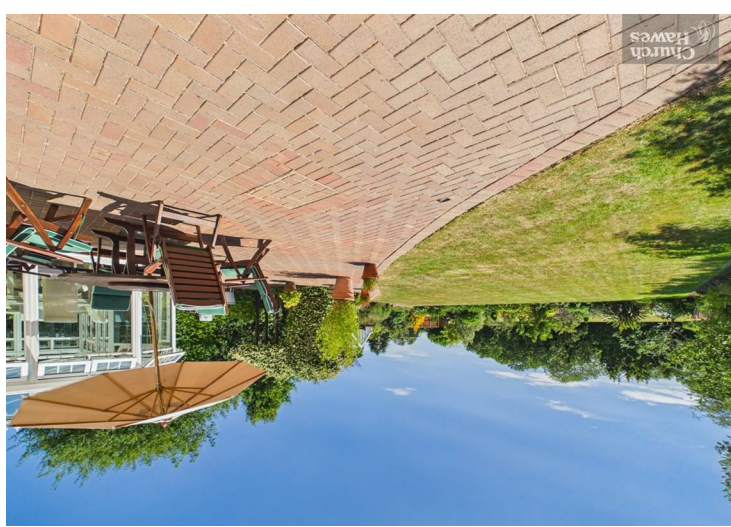
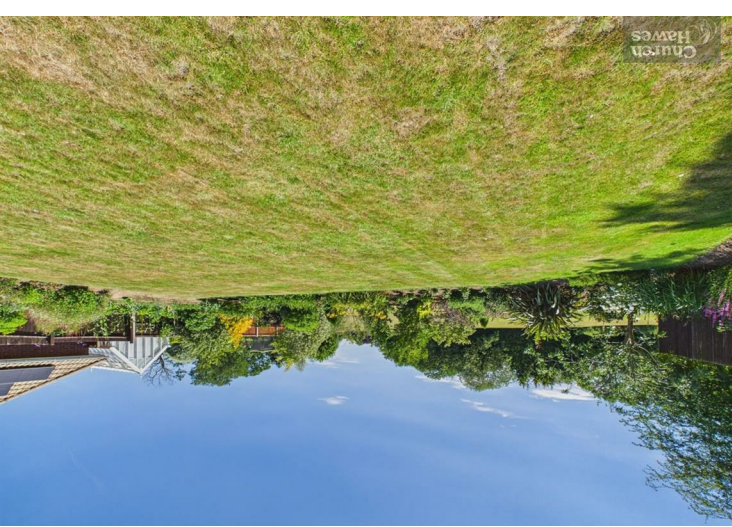




6 Abbey Fields, East Hanningfield , CM3 8XB
£985,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Situated within the highly desirable Abbey Fields development in East Hanningfield, a select collection of executive detached homes, is this substantial five bedroom family residence offering spacious and versatile accommodation, together with a beautifully landscaped south westerly facing rear garden.

The property is approached via a generous driveway providing ample parking for numerous vehicles and leading to a double garage, which offers excellent storage or potential for conversion into additional living accommodation, subject to the necessary consents.

The impressive accommodation begins with a welcoming entrance hall, setting the tone for the space throughout. The ground floor offers a superb balance of formal and informal living areas including a generous living room, separate snug, dining room, conservatory and a magnificent 18'10 x 15'6 kitchen/breakfast room, ideal for modern family living and entertaining. A separate utility room provides further practicality.

LOCATION

Abbey Fields is one of East Hanningfield's most sought after developments, comprising an exclusive collection of executive homes. The village offers a highly regarded primary school, the recently reopened 'Folly Bistro' serving bistro style dining, together with fine Italian cuisine at the renowned Vita Bella restaurant. There is also a village hall and an active community, whilst Chelmsford City Centre is approximately seven miles away, providing an extensive range of shopping, leisure facilities and mainline railway services to London Liverpool Street. The surrounding Essex countryside offers numerous walks, bridleways and outdoor pursuits, making this an ideal location for those seeking village living without compromising on convenience.

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

