



The Leas Butts Green Road, Sandon , Essex CM2 7RN
£940,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Set on a 1/5 acre plot within a picturesque country lane in Sandon, this attractive detached residence enjoys far reaching countryside views to both the front and rear. The property has been significantly enhanced by the current owners, most notably with the creation of a stunning 20'3 x 19'6 kitchen/dining/family room complemented by a separate utility room. Further ground floor accommodation includes a spacious sitting room and a versatile snug, ideal as a study, playroom or secondary reception. To the first floor, the generous landing leads to three well proportioned bedrooms, including a master with modern en suite shower room, alongside a family bathroom. Externally, the home is set against a delightful backdrop, offering beautifully maintained gardens to the side and rear. To the front, an electrically operated gate provides access to extensive driveway parking and a detached double garage. Energy Rating C.

FIRST FLOOR

Master Bedroom 19'11 x 11'6 > 8'6 (6.07m x 3.51m > 2.59m)

Ensuite Shower Room

Bedroom Two 9'11 x 9'11 (3.02m x 3.02m)

Bedroom Three 9'11 x 9'8 (3.02m x 2.95m)

Landing 13' x 10' (3.96m x 3.05m)

Bathroom 8'5 x 6'6 > 4'8 (2.57m x 1.98m > 1.42m)

GROUND FLOOR

Entrance Hall 10' x 9'7 (3.05m x 2.92m)

Coat Room/Cloakroom

Sitting Room 19'10 x 11'5 (6.05m x 3.48m)

Snug 13'3 x 9'4 (4.04m x 2.84m)

Kitchen/Family/Dining Room 20'3 x 19'6 (6.17m x 5.94m)

Utility Room 9'10 x 5'6 (3.00m x 1.68m)

EXTERIOR

Rear Garden

Side Garden

Double Garage 18'11 x 18'3 (5.77m x 5.56m)

Front

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.

