

ASHTON WHITE
Leading the way home

4 Bearmains South Hanningfield, Chelmsford CM3 8GY

£415,000

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SALE AGREED BY ASHTON WHITEA beautifully proportioned three bedroom home located within the sought-after privately gated development of Bearmains, South Hanningfield, which overlooks the majestic Hanningfield reservoir and comes with two private parking spaces.

You enter this property via a communal entrance hallway with access to two properties. From the private entrance door, you come into a welcoming hall with access to the spacious open plan kitchen/ dining room, comprehensively fitted in a range of Shaker style units, contrasting granite worktops and integrated appliances. There is a separate utility room, downstairs cloakroom and a bright lounge with French doors opening out to the private garden patio area which leads on to the 9 acres of communal park land. On the first floor there are three double bedrooms; the master bedroom having the benefit of an en-suite shower room, and a family bathroom.

To the outside are the 9 acres of beautiful communal parkland grounds, much of which overlooks the Hanningfield reservoir. There are also two accessible private parking spaces and the development is accessed via a private gated entrance.

The property enjoys a share of the Freehold and there are currently 984 years left on the Lease. The development is very well managed by the Residents Association with each household having one person appointed as a Director. The service charge to cover the external maintenance of the buildings and communal areas is currently £328 per month.

The village is located on the south bank of the Hanningfield Reservoir, around 6 miles from the city of Chelmsford. The property is located 2.5 miles from Wickford town center, which offers train services to London Liverpool Street station. It is also conveniently located close to the A130, A12, A127 and the A13.

























ENTRANCE HALL

GROUND FLOOR CLOAKROOM

SITTING ROOM
15'4 x 13 (4.67m x 3.96m)

KITCHEN/BREAKFAST ROOM
15'4 x 12'6 (4.67m x 3.81m)

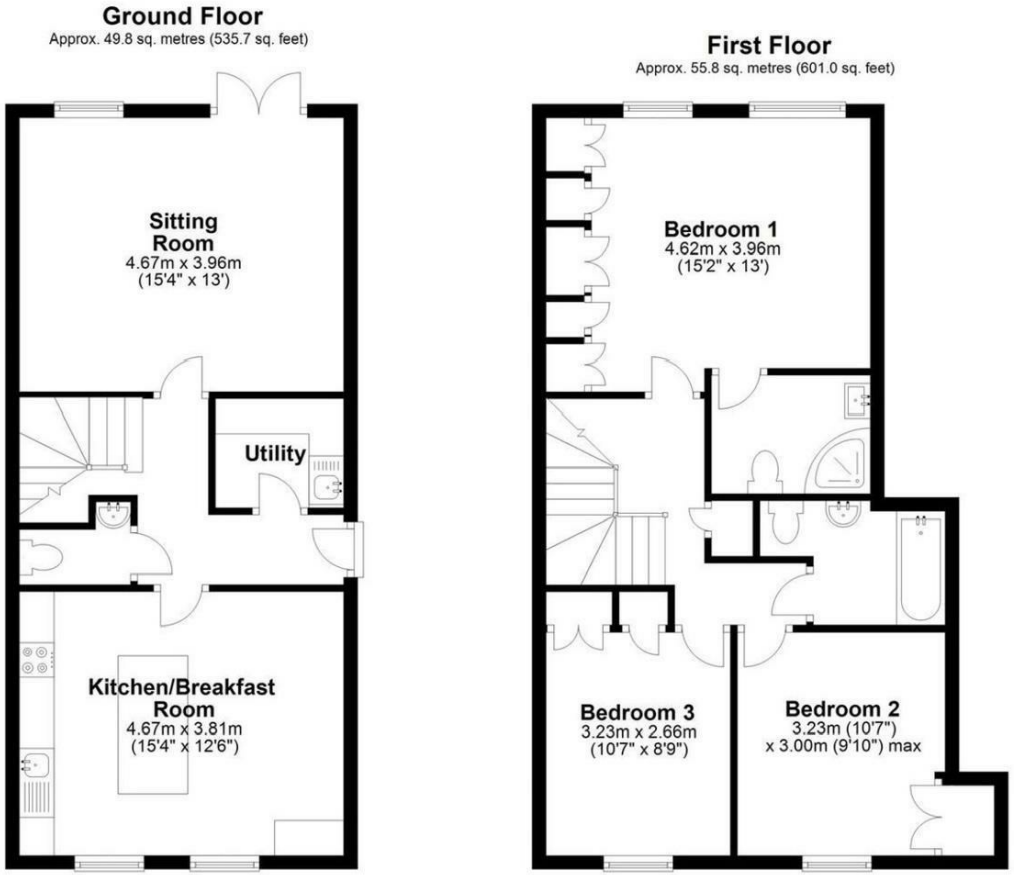
BEDROOM ONE
15'2 x 13 (4.62m x 3.96m)

EN-SUITE SHOWER ROOM

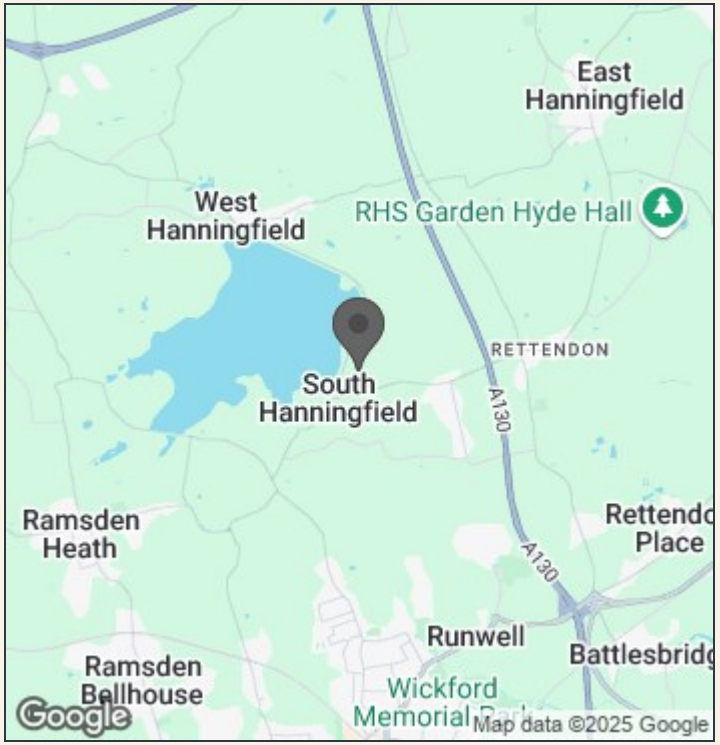
BEDROOM TWO
10'7 x 9'10 (3.23m x 3.00m)

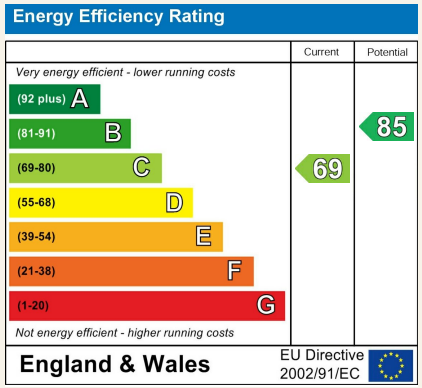
BEDROOM THREE
10'7 x 8'9 (3.23m x 2.67m)

BATHROOM



Total area: approx. 105.6 sq. metres (1136.7 sq. feet)





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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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