



Pandan Close  
West Hanningfield, Chelmsford CM2 8FP  
Guide Price £550,000-£575,000

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GUIDE PRICE £550,000 - £575,000

This beautifully extended, three bedroom semi-detached eco-home is located in the desirable village of West Hanningfield. Spanning 1300 sq. ft., the property features underfloor heating, Amtico herringbone flooring, and a ground source heat pump for energy-efficient living.

On the ground floor, the bright, open plan living space boasts a bespoke media wall, Velux skylights, and bi-fold doors leading to the low-maintenance rear garden. The high-specification kitchen is equipped with quartz worktops, a breakfast island, integrated appliances, and an Elica cooker hood. The ground floor also includes a W.C. and generous storage throughout. Upstairs, the property offers three well-proportioned bedrooms, including a master with an en-suite with a walk-in shower. The family bathroom is fitted with a bespoke vanity unit and designer heated towel rail. Made-to-measure shutter blinds are installed throughout.

Externally, the property benefits from a resin-bound driveway and a block paved driveway, providing ample parking to the front and the rear of the property. The enclosed garden is designed for easy upkeep.

West Hanningfield is a picturesque village surrounded by countryside, offering local amenities and a highly rated primary school. Despite its rural charm, the village is within easy reach of nearby towns, including Ingatestone, Billericay, and Chelmsford, which offer mainline train services and additional amenities.

Council Tax Band: E



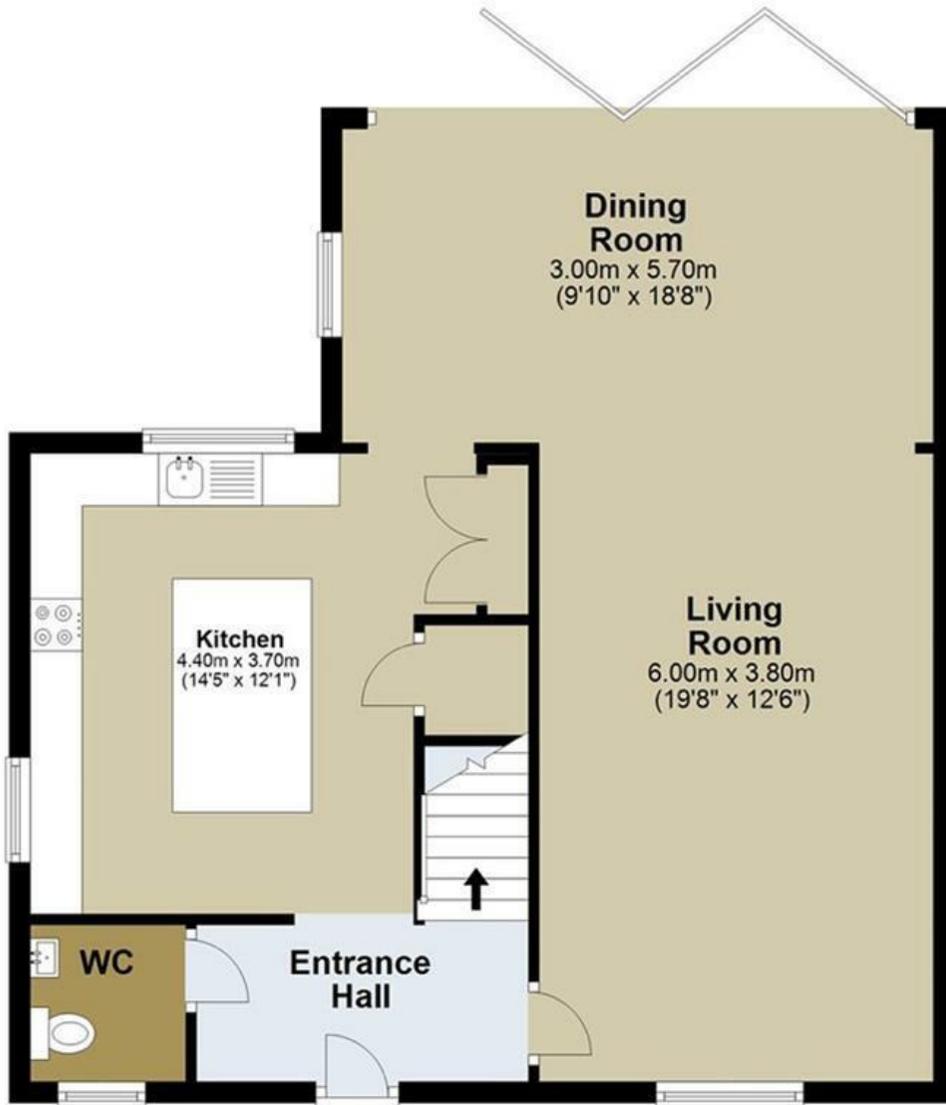






## Ground Floor

Approx. 69.9 sq. metres (751.9 sq. feet)



## First Floor

Approx. 52.2 sq. metres (561.9 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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