



## 58 Skerry Rise, Chelmsford, Essex, CM1 4EQ

- THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME
- DETACHED HOME OFFICE/HOBBIES ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- GROUND FLOOR BEDROOM/STUDY
- KITCHEN/DINER
- GAS CENTRAL HEATING
- PLEASANT REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

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Situated within this popular road to the North of Chelmsford, is this three/four bedroom semi detached family home. The accommodation comprises of an entrance hall, lounge, kitchen/diner, rear lobby/utility room, shower room and bedroom four/study to the ground floor with three bedrooms and a family bathroom to the first floor. The property further benefits from a driveway that provides off road parking, a pleasant rear garden and a large detached home office/hobbies room. (Council Tax Band - C)

The property is within easy access to the village of Broomfield's wealth of amenities, including schools, shopping, and regular bus services into Chelmsford city centre.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

### ENTRANCE HALLWAY

Stairs rising to first floor, under stairs storage cupboard, doors to lounge and kitchen/diner.

### LOUNGE

14' 11" x 10' 9" (4.55m x 3.28m)

Double glazed bay window to front, feature fireplace.

### KITCHEN/DINER

19' 5" x 10' 9" (5.92m x 3.28m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, double glazed french doors to rear garden, sink unit, space for fridge/freezer, space for cooker, integrated dishwasher, door to rear lobby/utility room.

### REAR LOBBY/UTILITY ROOM

Double glazed door to rear garden, double glazed door to front, space and plumbing for washing machine and tumble dryer, door to bedroom four/study and door to shower room.

### GROUND FLOOR SHOWER ROOM

Low level wc, heated towel rail, independent shower cubicle.

### GROUND FLOOR BEDROOM FOUR/STUDY

13' 8" MAX x 10' 6" (4.17m x 3.20m)

Double glazed french doors to rear garden, double glazed window to rear.

### FIRST FLOOR LANDING

Loft access, double glazed window to side, doors to:

### BEDROOM ONE

12' 8" x 10' 9" (3.86m x 3.28m)

Double glazed window to front

### BEDROOM TWO

13' 11" x 9' 4" (4.24m x 2.84m)

Double glazed window to rear, cupboard housing the gas boiler.

### BEDROOM THREE

8' 9" x 7' 8" (2.67m x 2.34m)

Double glazed window to front

### FAMILY BATHROOM

Vanity wash hand basin, obscure double glazed window to rear, panelled bath with shower over, low level wc.

### EXTERIOR

To the front of the property there is a driveway providing off road parking. The rear garden commences with a patio area with the remainder to lawn, garden shed and access to the detached office/hobbies room.

### DETACHED OFFICE/HOBBIES ROOM

15' 8" x 15' 6" (4.78m x 4.72m)

Power and light connected, air conditioning system.

### SERVICES

All main services are connected.

### 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.

### REFERRALS

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



Chelmsford  
Hospital Approach, Chelmsford, CM1 7FA  
01245 258866  
[selling@balchagents.com](mailto:selling@balchagents.com)