



20 Manor Crescent, Little Waltham, Chelmsford, CM3 3PD

- THREE BEDROOM SEMI DETACHED BUNGALOW
- SHOWER ROOM
- LOUNGE WITH BI-FOLD DOORS TO GARDEN
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- MATURE REAR GARDEN
- DETACHED STUDIO/WORKSHOP
- QUIET PRIVATE ROAD
- VIEWING HIGHLY RECOMMENDED
- OFF ROAD PARKING FOR 3 VEHICLES



PROPERTY DESCRIPTION

Located at the end of a cul-de-sac in a quiet private road is this well presented three bedroom semi detached bungalow. The accommodation comprises of an entrance hall, three bedrooms, lounge with bi-fold doors leading to the rear garden, fully fitted shower room, kitchen/breakfast room with access to a conservatory. The property further benefits from oil fired central heating, double glazed windows, off road parking for 3 vehicles, a mature good size rear garden and a detached garden room/ studio with power and light connected. (Council Tax Band - D)

The property is situated in a cul-de-sac location to the North of Chelmsford and being approximately 4 miles from the City Centre. There are local Doctors and Schools in Little Waltham village and easy access to Broomfield hospital as well as good bus routes accessed from the top of Chelmer Avenue.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall.

ENTRANCE HALL

Loft access, doors to:

BEDROOM ONE

14' 4" into bay x 11' 9" (4.37m x 3.58m)

Double glazed bay window to front

BEDROOM TWO

10' 5" x 10' 3" (3.17m x 3.12m)

Double glazed window to side, fitted wardrobes.

BEDROOM THREE

11' 7" x 8' 4" (3.53m x 2.54m)

Double glazed window to front.

SHOWER ROOM

Obscure double glazed window to rear, independent shower cubicle, vanity wash hand basin, low level wc, heated towel rail.

LOUNGE

15' 8" x 12' 10" (4.78m x 3.91m)

Bi-fold doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM

13' 5" x 8' 8" (4.09m x 2.64m)

Fitted with a range of base and wall mounted storage units, ceramic sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for cooker with extractor over, AGA, access to conservatory

CONSERVATORY

9' 7" x 8' 5" (2.92m x 2.57m)

Double glazed windows and doors to rear garden.

EXTERIOR

To the front of the property there is a driveway that provides off road parking for 3 vehicles.

The side access leads to the good size rear garden and commences with a patio area with the remainder being laid to lawn with a variety of fruit trees, flowers and shrubs. There is also a detached studio/workshop that measures a total area of 18'6 x 8'3 and consists of a kitchen, shower room and lounge.

SERVICES

ALL MAIN SERVICES ARE CONNECTED WITH THE EXCEPTION OF GAS.

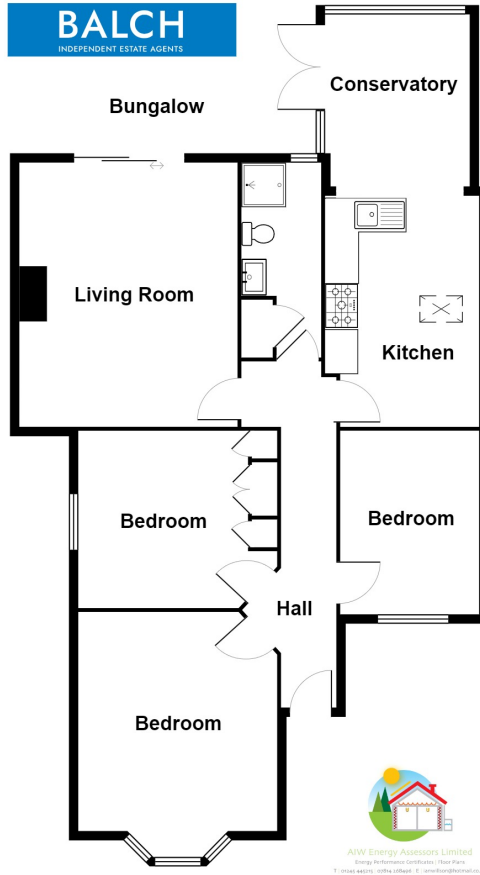
VIEWINGS

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.



FLOORPLAN & EPC



Total Area: 88.0 m² ... 947 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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