

FOR SALE

£750,000 Freehold



## 6 Longstomps Avenue, Chelmsford, Essex, CM2 9LA

- 1930's BUILT DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- FIRST FLOOR FAMILY BATHROOM AND SEPARATE WC
- DRIVEWAY
- DETACHED SINGLE GARAGE
- MATURE REAR GARDEN MEASURING APPROX 70FT IN DEPTH
- POTENTIAL TO EXTEND (STP)
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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Located on one of Chelmsford's most sought after avenues, is this older style three bedroom detached family home. The accommodation comprises of an entrance hall, kitchen, lounge and dining room to the ground floor with three bedrooms and a family bathroom with separate wc to the first floor. The property further benefits from gas central heating, a driveway providing off road parking, a single garage and a mature rear garden that measures approximately 70ft in depth. \*POTENTIAL TO EXTEND (S.T.P) NO ONWARD CHAIN (Council Tax Band - E)

The property is served with a selection of local amenities, which include a parade of shops offering a newsagents, chemist and food outlets. There is also a very convenient Tesco store which can be found at the end of Longstomps Avenue. Longstomps Avenue is within easy access of the A12 and the A414 and conveniently located to Chelmsford city centre and mainline train station being approximately 1.5 miles away and offers an excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store. Recreation facilities include the newly refurbished Riverside Ice and Leisure Centre, two multi screen cinemas and a large selection of restaurants and bars.

Well regarded local schooling is within close proximity with a selection of outstanding private schools, two hugely popular primary schools including Moulsham Infants and Juniors and Mildmay Infants, as well as Moulsham Senior school.

Chelmsford is extremely popular for leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, and several gyms. There are a selection of golf clubs within the area including Chelmsford golf club and the nearby Hylands Park estate, Chelmer Park and Galleywood common provide pleasant open spaces with Oaklands park and museum at the foot of Longstomps Avenue.





## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Double glazed entrance door leads into the entrance hall

### Entrance Hall

Stairs rising to first floor, storage cupboard housing the gas boiler, doors leading to the kitchen, lounge and dining room

### Lounge

13' 11" x 13' 11" (4.24m x 4.24m)

Double glazed bay window to front, gas feature fireplace with brick surround.

### Dining Room

15' 2" x 11' 11" (4.62m x 3.63m)

Understairs storage cupboard, double glazed window and door to rear garden.

### Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window and door to side, stainless steel sink unit, space and plumbing for washing machine and slimline dishwasher, space for fridge, pantry cupboard.

### First Floor Landing

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

### Bedroom One

14' 0" x 13' 10" (4.27m x 4.22m)

Double glazed window to front and side, two double fitted wardrobes.

### Bedroom Two

12' 0" x 11' 11" (3.66m x 3.63m)

Double glazed window to rear.

### Bedroom Three

10' 2" x 8' 6" (3.10m x 2.59m)

Double glazed window to rear.

### Family Bathroom

Airing cupboard, obscure double glazed window to front and side, wash hand basin, easy access bath with shower over.

### Separate Wc

Obscure double glazed window to side, low level wc.

### Exterior

To the front of the property there is driveway that provides off road parking and in turn leads to the detached single garage with power and light connected. Side gate leads to the mature rear garden that measures approximately 70ft in depth and commences with a patio area with the remainder being laid to lawn with a variety of flower, trees and shrubs, wooden shed to remain.

### Services

All main services are connected

### Viewings

By prior appointment with Balch Estate Agents on 01245 258866.

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 or 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.



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