



4 Abell Way, Springfield, Chelmsford, Essex, CM2 6WU

- MODERN SEMI DETACHED
- THREE BEDROOMS
- FAMILY BATHROOM
- EN-SUITE TO MASTER BEDROOM
- CLOAKROOM
- LOUNGE / DINER
- FITTED KITCHEN
- CAR PORT AND SINGLE GARAGE
- PLEASANT REAR GARDEN
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

Boasting THREE GOOD SIZED BEDROOMS with EN SUITE to the master, a garage & carport with parking for two cars is this WELL PRESENTED semi detached home that further offers an entrance hall & cloakroom, IMPRESSIVE-SIZE 22' LOUNGE DINER, modern kitchen, modern family bathroom and POTENTIAL TO EXTEND (stpp). (Council Tax Band - D)

The property is located within the popular and modern development of Chancellor Park, local amenities are within walking distance, including a selection of local shops, recreational facilities and Asda supermarket. Chelmsford's city centre offers a wider selection of shopping facilities including two shopping precincts, Bond Street with a John Lewis Store, a selection of bars, restaurants and two cinemas. There are a selection of well-regarded schools within close proximity including the Chancellor Park Primary School, Chelmsford also offers two of the country's top performing grammar schools, private schools including New Hall, Writtle Agricultural college and Anglian Ruskin University. There is a regular bus service providing access to the City Centre. Chelmsford's mainline station provides a direct service to London Liverpool Street, the upcoming Beaulieu train station (due to be built by 2026) will be located within close proximity to the property which will also offer direct services into London Liverpool Street. The A12 is within easy reach which provides access to the M25.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

Ground Floor:- -

Entrance Hall: - Composite entrance door to front, doors to cloakroom, kitchen, lounge diner, stairs to first floor, cupboard, radiator, wood effect flooring.

Cloakroom: - Low level W/C, wall mounted hand wash basin, radiator, tiled flooring.

Kitchen: - 3.43m x 3.05m (11'3" x 10') - Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated gas hob with extractor over, low level oven, fridge freezer, dishwasher, space for washing machine, radiator, part tiled walls, tiled flooring.

Lounge Diner: - 6.99m x 3.48m (22'11" x 11'5") - Double glazed window to front, double glazed french doors to rear, two radiators, feature fireplace.

First Floor:- -

Landing: - Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, airing cupboard, radiator.

Bedroom One: - 3.53m x 2.67m (11'7" x 8'9") - Double glazed window to rear, door to en-suite, two cupboard, radiator.

En-Suite: - Obscure double glazed window to rear, fully tiled double shower cubicle, low level W/C, pedestal hand wash basin, radiator, part tiled walls, wood effect flooring.

Bedroom Two - 3.35m x 2.69m x 3.66m (11' x 8'10" x 12') - Double glazed window to front, radiator, cupboard.

Bedroom Three: - 3.40m x 1.93m (11'2" x 6'4") - Double glazed window to front, cupboard, radiator.

Family Bathroom: - 2.44m x 1.96m (8' x 6'5") - Obscure double glazed window to rear, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

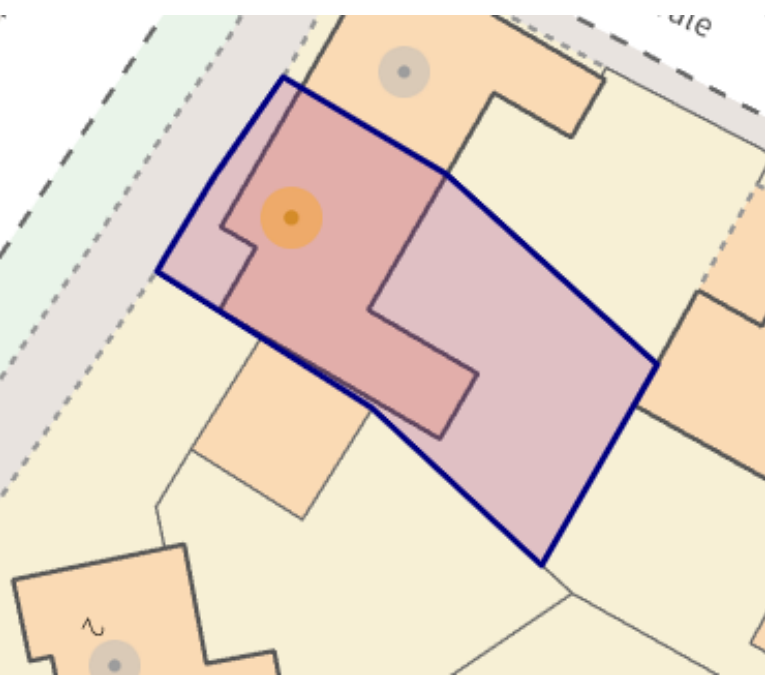
Exterior:- -

Frontage & Parking: - Garage with up and over door with power and lighting connected, carport and driveway parking for 2 cars, path to entrance door, rest laid to lawn.

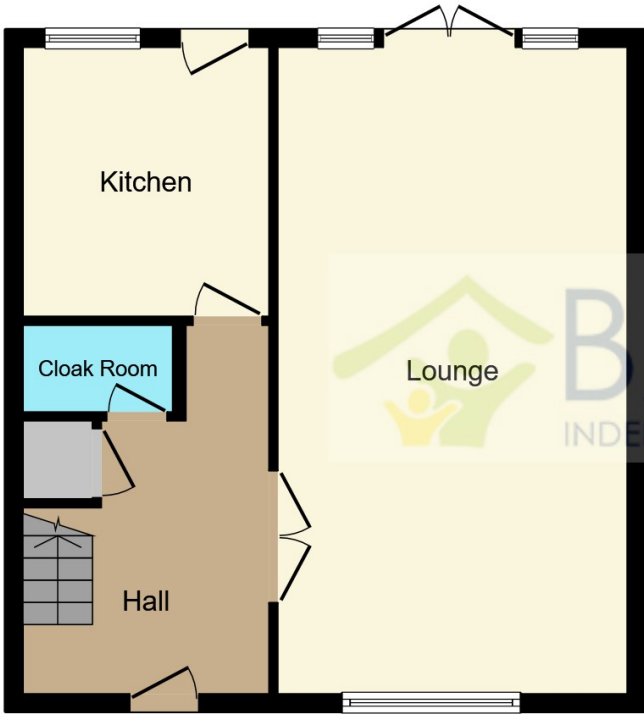
Rear Garden: - Paved patio to immediate rear, mature shrubs and trees to border, rest laid to lawn.

Estate Agents Act 1979 - Declaration of Interest

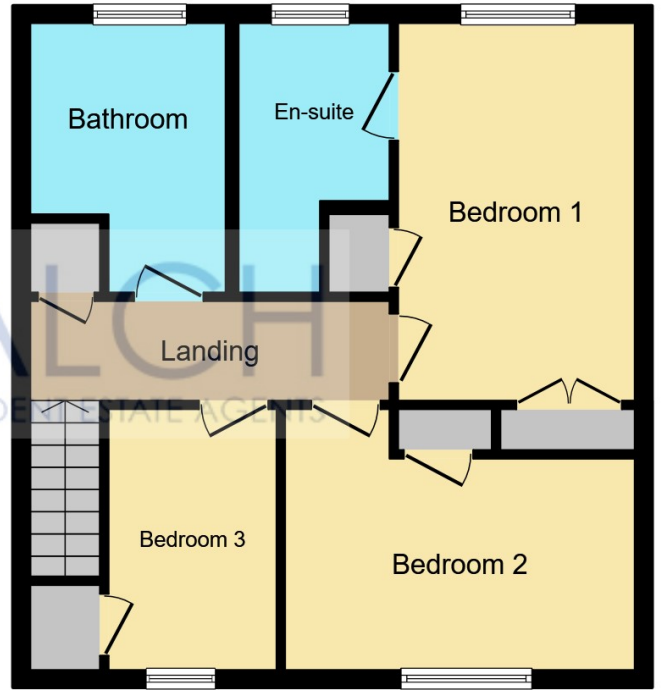
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FLOORPLAN & EPC



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		74	
(55-68) D			
(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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