

FOR SALE

Offers in Excess of £535,000 Freehold



14 Havisham Way, Chelmsford, Essex, CM1 4UY

- FOUR BEDROOM DETACHED
- GROUND FLOOR SHOWER ROOM
- LOUNGE
- CONSERVATORY
- KITCHEN/DINER
- FAMILY BATHROOM AND EN-SUITE
- SINGLE GARAGE AND PARKING
- PLEASANT REAR GARDEN
- POPULAR LOCATION
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Located within the popular residential area of Newlands Spring is this well presented Four Bedroom Detached Family Home. The accommodation comprises of an Entrance Hall, Shower Room, Lounge, Kitchen/Diner and Conservatory to the ground floor and to the first floor, there are Four Bedrooms, Family Bathroom and an En-Suite Shower Room to the Principal Bedroom. The property further benefits from gas central heating, double glazing, driveway providing off road parking, single garage, pleasant rear garden and has the added advantage of being offered to the market with NO ONWARD CHAIN. (Council Tax Band - E)

Local amenities include Morrison Super Market, Doctors surgery, Newlands Spring Primary School. Easy distance to County girls and Grammar Schools . Bus routes connect to Chelmsford City Centre for comprehensive shopping facilities and main line rail connection to Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

ENTRANCE DOOR LEADS INTO THE ENTRANCE HALL

ENTRANCE HALL

Radiator, stairs rising to first floor, doors to: Shower Room, Lounge and Kitchen/Diner

SHOWER ROOM

Obscure window to front, heated towel rail, wash hand basin, low level wc, spotlights, extractor, independent shower cubicle, fully tiled surround.

LOUNGE

17' 3" x 11' 5" (5.26m x 3.48m)

Gas feature fireplace, radiator, double doors to the kitchen/diner and patio doors into conservatory.

CONSERVATORY

18' 10" x 13' 0" > 9'7 (5.74m x 3.96m)

Two radiators, double glazed french doors and windows to the rear aspect, double doors into the kitchen/diner.

KITCHEN/DINER

24' 6" x 9' 7" (7.47m x 2.92m)

Fitted with a range of base and wall mounted storage cupboards, space and plumbing for washing machine and dishwasher, space for fridge/freezer, space for rangemaster cooker with extractor over, double glazed window and door to side, double doors into conservatory and door into lounge, large understairs storage cupboard, wall mounted Potterton gas boiler.

FIRST FLOOR LANDING

Double glazed window to front, radiator, loft access, airing cupboard, doors to:

BEDROOM THREE

12' 6" x 7' 3" (3.81m x 2.21m)

Radiator, double glazed window to front, two double fitted wardrobes.

BEDROOM TWO

12' 8" x 8' 2" (3.86m x 2.49m)

Radiator, double glazed window to rear, two double fitted wardrobes.

BEDROOM FOUR

9' 4" x 8' 3" (2.84m x 2.51m)

Radiator, double glazed window to front.

BEDROOM ONE

11' 4" x 9' 3" (3.45m x 2.82m)

Radiator, two double fitted and one single fitted wardrobes, double glazed window to rear, door to en-suite

EN-SUITE SHOWER ROOM

Independent shower cubicle, obscure double glazed window to side, low level wc, vanity wash hand basin, spotlights, fully tiled surround.

FAMILY BATHROOM

Obscure double glazed window to side, panelled bath with shower over, vanity wash hand basin, low level wc, heated towel rail.

EXTERIOR

To the front of the property there is a driveway providing off road parking that leads to the single garage, side access to the rear garden commences with a patio area with the remainder being laid to lawn.

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.



FLOORPLAN & EPC



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		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com