



66 Linnet Drive, Tile Kiln, Chelmsford, CM2 8AF

- THREE BED END OF TERRACE
- WALKWAY LOCATION
- LOUNGE & DINING AREA
- FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- GARAGE
- PLEASANT FRONT AND REAR GARDENS
- AVAILABLE NOW
- VIEWING ADVISED



PROPERTY DESCRIPTION

A THREE BEDROOM end of terrace property situated in a walk way position with the benefit of garage and parking to rear via vehicular service road. The accommodation comprises reception porch, lounge and dining area, fitted kitchen, bathroom with modern white suite, three bedrooms, gas fired radiator central heating, sealed unit uPVC windows and doors. Walking distance of Chelmer Park, local schooling and doctors' surgery at Longstombs parade. Excellent road links to A12/M25. Bus routes connecting into Chelmsford city centre offering multiple shopping facilities, entertainments, range of bars and restaurants and mainline rail station to London Liverpool Street.



ROOM DESCRIPTIONS

GROUND FLOOR

ACCOMMODATION

(WITH APPROXIMATE ROOM SIZES) Sealed unit part glazed entrance door to

RECEPTION LOBBY

4' 5" x 5' 10" (1.35m x 1.78m) Door to

LOUNGE/DINING ROOM

26' 10" x 14' 9" (8.18m x 4.50m) narrowing to 8'3" in dining area. Sealed unit uPVC windows to two aspects. Radiator. Feature fireplace with inset fire. Coved to ceiling. Stairs rising to first floor. Understairs storage cupboard. Sealed unit uPVC window and part glazed door to garden. Radiator. Laminate wood flooring. Wall light point.

KITCHEN

12' 9" x 6' 6" (3.89m x 1.98m) Fitted with a range of Shaker style units, base and wall mounted cabinets, breakfast bar, one-and-a-half bowl polycarbonate sink and drainer with mixer tap, coved to textured ceiling, tiled splashbacks, ceramic tiled flooring, space and plumbing for washing machine, freestanding electric cooker, cupboard housing gas central heating boiler, also supplying domestic hot water, sealed unit uPVC window to rear.

FIRST FLOOR

LANDING

Sealed unit uPVC window to side aspect. Doors to

BEDROOM ONE

14' 6" x 8' 6" (4.42m x 2.59m) Sealed unit uPVC window to front. Radiator. TV point. Coved to ceiling.

BEDROOM TWO

9' 11" x 6' 9" (3.02m x 2.06m) Sealed unit uPVC window to rear. Coved to ceiling. Radiator.

BEDROOM THREE

11' 6" x 6' 1" (3.51m x 1.85m) Bulk head storage cupboard. Sealed unit uPVC window to front. Radiator.

BATHROOM

5' 6" x 7' (1.68m x 2.13m) White suite comprising panel enclosed bath, fully tiled walls, overhead shower, low flush w.c. with hidden cistern, vanity cupboards surround and wash hand basin. Sealed unit uPVC window to rear. Radiator.

EXTERIOR

The property is situated in a walkway position with open plan lawned front garden. Side access to rear garden commencing with tarmacadammed patio area. Small lawn with flower and shrub borders. Hardscaped shingle area with established shrubs. Courtesy door to garage with up-and-over door. Parking to rear with courtesy gate.



Chelmsford
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