



2 Acres End, Chelmsford, Essex, CM1 2XR

- CUL DE SAC LOCATION
- CLOSE PROXIMITY TO THE CITY AND RAIL STATION
- FOUR BEDROOM DETACHED
- EN-SUITE TO PRINCIPAL BEDROOM
- TWO RECEPTION ROOMS
- CLOAKROOM
- KITCHEN AND SEPARATE UTILITY ROOM
- CONSERVATORY
- DOUBLE GARAGE AND PARKING FOR NUMEROUS VEHICLES
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

An attractive four bedroom detached family home situated in a highly desirable cul-de-sac location, within one mile of Chelmsford city centre and mainline railway station. The property features a well-tended rear garden, as well as a double garage and driveway providing off road parking. Internally the property offers four bedrooms with en-suite facilities to the principal bedroom, whilst the ground floor provides two reception rooms, as well as a conservatory, kitchen, utility room and ground floor WC. No Onward Chain (Council Tax Band - F)

Acres end was originally constructed by Countryside homes in the mid 1980's and is a select development of just 23 detached dwellings. Chelmsford City centre offers comprehensive shopping facilities including John Lewis along with a superb choice of restaurants and bars. Catchment for County High and King Edward Grammar Schools .



ROOM DESCRIPTIONS

Property Information

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall.

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, doors leading to cloakroom, kitchen, dining room and lounge.

Cloakroom

Low level wc, wash hand basin, window to side.

Kitchen

11' 10" x 9' 8" (3.61m x 2.95m)

Fitted with a range of base and wall mounted storage cupboards, window and door to rear, stainless steel sink unit, integrated electric double oven and hob with extractor over, space and plumbing for dishwasher, cupboard housing the gas boiler, door to the utility room.

Utility Room

7' 2" x 5' 7" (2.18m x 1.70m)

Fitted with a range of base and wall mounted storage cupboards, window to front, space and plumbing for washing machine and tumble dryer.

Dining Room

11' 10" x 9' 5" (3.61m x 2.87m)

Window to rear, archway to lounge

Lounge

19' 9" x 11' 10" (6.02m x 3.61m)

Window to front, archway to dining room and access to the conservatory.

Conservatory

11' 7" x 10' 0" (3.53m x 3.05m)

Windows and doors to rear garden.

First Floor Landing

Window to front, loft access, airing cupboard, doors to:

Bedroom One

13' 5" x 10' 2" (4.09m x 3.10m) MAX

Window to rear, fitted wardrobes, door to en-suite

En-Suite Shower Room

Window to side, low level wc, wash hand basin, shower cubicle, shaver point.

Bedroom Two

12' 3" x 9' 10" (3.73m x 3.00m)

Window to rear, fitted wardrobes and overbed storage cupboards.

Bedroom Three

10' 4" x 8' 1" (3.15m x 2.46m)

Window to rear

Bedroom Four

8' 2" x 6' 6" (2.49m x 1.98m)

Bay window to front.

Family Bathroom

Obscure window to front, low level wc, wash hand basin, panelled bath with shower attachment over.

Exterior

To the front of the property there is a driveway that provides off road parking for several vehicles that leads to the detached double garage with up and over doors, power and light connected. The side gate leads to the rear garden that commences with a patio area with the remainder being laid to lawn with a variety of flowers, trees and shrubs, personal door to the double garage, outside tap.

Services

All main services are connected.

Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

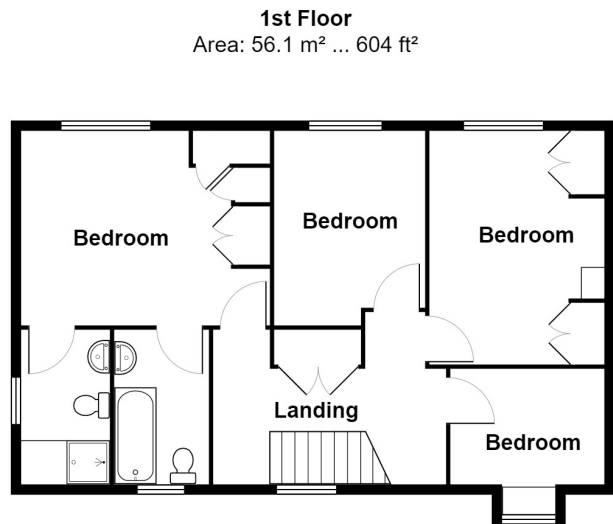
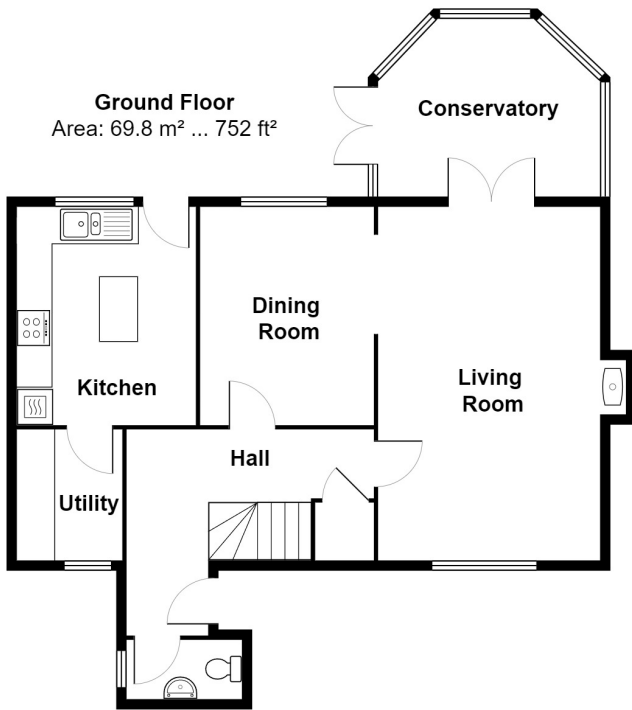
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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.



FLOORPLAN



Total Area: 125.9 m² ... 1355 ft²



AIW Energy Assessors Limited

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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.