



# 60 Eglinton Drive, Chelmsford, Essex, CM2 6YL

- Four Bedrooms
- No Onward Chain
- Link Detached House
- Carport and Garage
- Two Reception Rooms
- Kitchen / Breakfast Room
- En-suite
- Close Proximity To Chelmsford's city Centre and Train Station (With New Station at Beaulieu Coming Soon)
- Walking Distance to Local Schools & Amenities





## PROPERTY DESCRIPTION

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Being offered with the benefit of no onward chain and offering over 1600 SQ Foot of living accommodation is this spacious and bright and airy four bedroom link- detached family home. The property is situated within the sought after area of Chancellor Park, within close proximity to Chelmsford's City Centre, well -regarded schooling and local amenities .

Accommodation is bright and airy throughout with a well-considered flow and set over two floors. Ground floor accommodation comprises; a spacious entrance hall with stairs rising to the first floor, cloakroom, kitchen / breakfast room, dining room and living room and storage cupboard. To the first floor are four well-proportioned bedrooms, an en-suite shower room serves the master bedroom and family bathroom serves the remainder of the bedrooms. Externally the property benefits from a carport providing access to a garage and an enclosed, good size, rear garden with uninterrupted countryside views to the side.

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

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### Property Information

(With Approximate Room Sizes)

Entrance door leading into:

### Entrance Hallway

Stairs rising to the first floor, access to cloakroom, kitchen / breakfast room, living room, dining room and storage cupboard.

### Cloakroom

3' 5" x 5' 5" (1.04m x 1.65m)

Low level WC, pedestal wash hand basin.

### Kitchen / Breakfast Room

10' 1" x 17' 1" (3.07m x 5.21m)

Windows to side and rear aspects door to side leading to the rear garden, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated fridge freezer, oven and gas hob with extractor over, space for appliances.

### Dining Room

8' 9" x 11' 4" (2.67m x 3.45m)

Windows to front and side aspects.

### Living Room

11' 7" x 16' 6" (3.53m x 5.03m)

Windows to front and rear aspects, door to rear leading to the rear garden, feature fireplace.

### First Floor Landing

Windows to rear aspects, access to bedrooms, one, two, three and four, bathroom and airing cupboard.

### Bedroom One

11' 9" x 13' 1" (3.58m x 3.99m)

Window to front aspect, range of fitted wardrobes, access to en-suite shower room.

### En-Suite

6' 8" max x 8' 1" max (2.03m x 2.46m)

Window to front aspect, low level WC, wash hand basin and shower cubicle.

### Bedroom Two

8' 9" x 14' 8" (2.67m x 4.47m)

Windows to front and rear aspects, loft access.

### Bedroom Three

9' 1" x 13' 1" (2.77m x 3.99m)

Windows to front and side aspects, fitted wardrobe and cupboard space, loft access.

### Bedroom Four

8' 5" x 10' 0" (2.57m x 3.05m)

Window to side aspect.

### Family Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

Window to side aspect, low level WC, wash hand basin, paneled bath with shower attachment.

### Exterior

The property is approached from the front via a block paved drive providing access to the car port and garage behind. To the side of the property are uninterrupted country side views and to the rear is a fully enclosed good size rear garden which is mainly laid to lawn. Gated side access leads to the car port and a personal door leads through the the detached garage with up and over door to the front.

### Agents Note

The property benefits from double glazing throughout and gas central heating.

Council Tax Band F.

Broadband - Virgin, BT Fibre and Sky available.

EPC - C

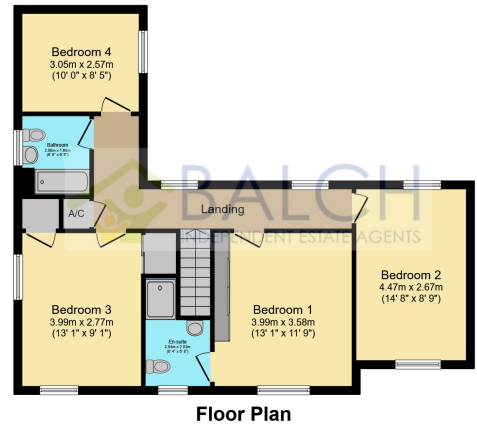
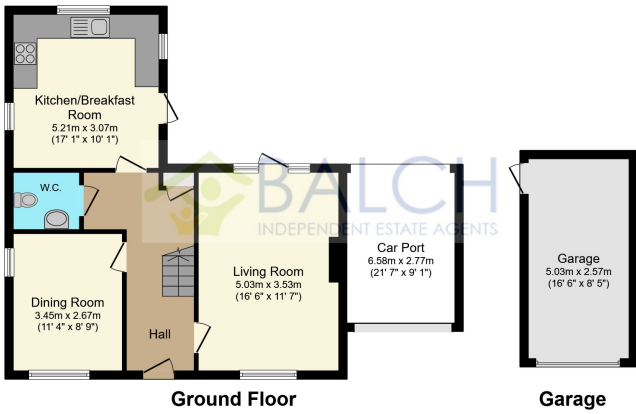
### Viewings

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



Total floor area 150.0 sq.m. (1,636 sq.ft.) approx

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 86        |
| (69-80) <b>C</b>                            |  | 76                      |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive 2002/91/EC |           |

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