



9 Heathfield Road, Chelmsford, Essex, CM1 7BZ

- THREE BEDROOM SEMI DETACHED
- CLOAKROOM
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- SINGLE GARAGE
- DRIVEWAY FOR 2 VEHICLES
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Built in 1965 is this three bedroom semi detached family home that comprises of an entrance hall, lounge, dining room, kitchen and cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating, new double glazed windows that were installed in 2019, a block paved driveway that provides off road parking, single garage and pleasant front and rear gardens. NO ONWARD CHAIN. (Council Tax Band - D)

The property is located to the north side of Chelmsford with frequent bus services into the City Centre, which offers a wide range of shopping and recreational facilities and mainline railway station to London. The property is also within close proximity of Broomfield Hospital and local shops/Schools.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

Stairs rising to first floor, door to lounge

LOUNGE

15' 7" x 13' 9" (4.75m x 4.19m)

Cast iron feature fireplace, double glazed window to front, door to dining room

DINING ROOM

14' 9" x 9' 5" (4.50m x 2.87m)

Archway to kitchen, double glazed patio doors to rear garden, under stairs storage cupboard, door to cloakroom

KITCHEN

9' 6" x 8' 10" (2.90m x 2.69m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, gas wall mounted boiler, space for cooker, fridge/freezer, washing machine, sink unit.

CLOAKROOM

Obscure double glazed window to side, low level wc, wash hand basin.

LANDING

Loft access which has been boarded with lighting and ladder, airing cupboard, doors to:

FAMILY BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)

Two obscure double glazed windows to rear, low level wc, wash hand basin, panelled bath with shower over.

BEDROOM ONE

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to front, storage cupboard.

BEDROOM TWO

10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window to rear, storage cupboard.

BEDROOM THREE

8' 10" x 7' 7" (2.69m x 2.31m)

Double glazed window to front.

EXTERIOR

To the front of the property there is a well tended garden and a driveway providing off road parking. The Side gate gives access to the rear garden which commences with a patio area with the remainder being laid to lawn with a variety of flower, tree and shrub borders, outside tap.

SINGLE GARAGE

Up and over door with power and light connected and a personal door to the rear garden.

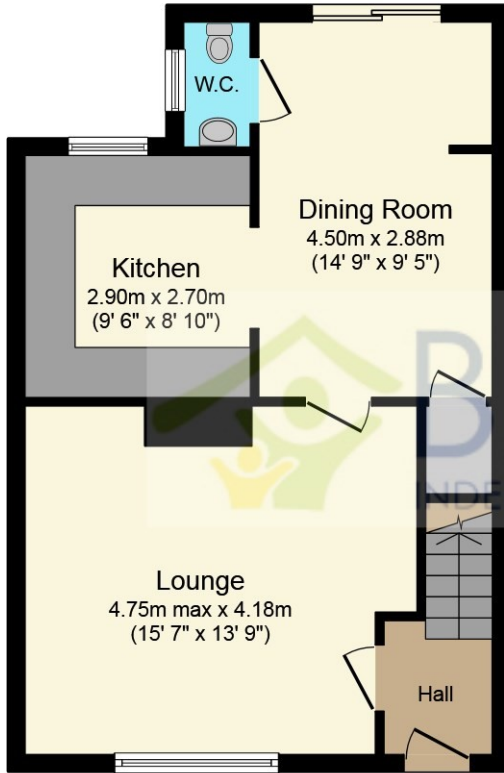
SERVICES

ALL MAIN SERVICES ARE CONNECTED.

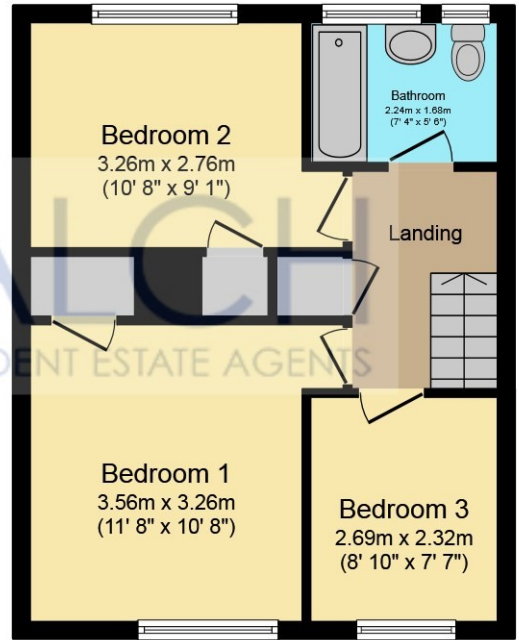
VIEWINGS

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.





Ground Floor
Floor area 46.1 sq.m. (497 sq.ft.) approx



First Floor
Floor area 40.2 sq.m. (433 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(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	