



# 15 Oat Leys, Chelmsford, Essex, CM1 4FF

- Detached Family Home
- Five Bedrooms
- Kitchen / Breakfast Room
- Two Reception Rooms
- Utility Room
- En-Suite to Bedroom One
- Jack & Jill Bathroom
- Family Bathroom
- Double Garage
- Off Road Parking
- Beautifully Presented
- Cloakroom



## PROPERTY DESCRIPTION

---

Located in the popular Saxon Gate development in Broomfield is this beautifully presented five bedroom family home. Accommodation is set over three floors and offers well - proportioned, bright and airy accommodation throughout with a well-considered flow. To the ground floor a welcoming entrance hall with turning stair case rising to the first floor provides access to the living room, dining room, kitchen / breakfast room and ground floor cloakroom. To the first floor a spacious landing provides access to bedroom one which is served by an en-suite shower room, bedrooms four, five and a family bathroom. A turning staircase provides access to the second floor. The second floor landing provides access to bedrooms two and three which are served by a Jack and Jill en-suite shower room.

The property is located just over two miles from Chelmsford's city centre and mainline train station with direct links to London Liverpool Street within approximately 35 minutes. Chelmsford City centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice and leisure centre, County Cricket Ground and there are a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. The property is ideally located for well-regarded local schooling including ;Broomfield primary school,Chelmer Valley High School, St John Payne secondary school and top performing grammar schools KEGS and CCHS. The property enjoys open fields to the front aspect, and there are plenty of local walks with nearby villages including the Chignals and The Walthams with a selction of public houses and a popular area for keen cyclists.



# ROOM DESCRIPTIONS

---

## Property Information

(With approximate room sizes)

Entrance door leading through to:

## Entrance Hall

Window to front aspect, turning stair case rising to first floor, under stairs storage cupboard, access to cloakroom, living room, dining room and kitchen / breakfast room.

## Living Room

3.30m x 6.23m (10' 10" x 20' 5")

Window to front aspect, French doors to rear aspect, electric feature fireplace.

## Kitchen / Breakfast Room

4.3m x 3.75m (14' 1" x 12' 4")

Window and French doors to rear aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated fridge / freezer, oven with gas hob and extractor hood over, dishwasher, space for appliances, access to;

## Utility Room

2.13m x 2.18m (7' 0" x 7' 2")

Door to rear leading to rear garden, range of matching wall and base units with work surfaces over, space for washing machine and tumble dryer, cupboard housing wall mounted boiler and a cupboard housing a water softener.

## Cloakroom

1.4m x 1.71m (4' 7" x 5' 7")

Low level WC, wash hand basin.

## Dining Room

4.12m x 2.6m (13' 6" x 8' 6")

Windows to front aspect.

## First Floor Landing

3.31m x 4.14m Max (10' 10" x 13' 7" Max) Window to front aspect, access to bedrooms, one, four, five, family bathroom. airing cupboard and storage cupboard.

## Bedroom One

3.3m x 5.1m (10' 10" x 16' 9")

Windows to front aspect, access to;

## En-Suite

3.3m x 1.23m (10' 10" x 4' 0")

Window to rear aspect, low level WC, vanity wash hand basin, double width shower cubicle.

## Bedroom Four

2.92m x 3.62m (9' 7" x 11' 11")

Window to rear aspect, fitted wardrobe.

## Bedroom Five

2.92m x 2.52m (9' 7" x 8' 3")

Window to front aspect.

## Family Bathroom

3.29m x 2.20m (10' 10" x 7' 3")

Window to rear aspect, vanity wash hand basin low level WC, double width shower cubicle, paneled bath with shower attachment over.

## Second Floor Landing

3.31m x 4.15m (10' 10" x 13' 7")

Access to bedrooms two, three and a storage cupboard.

## Bedroom Two

3.31m x 6.23m (10' 10" x 20' 5")

Window to front aspect, Velux window to rear aspect, fitted bespoke wardrobes and storage cupboards.

## Jack and Jill En-Suite

3.32m x 2.41m Max (10' 11" x 7' 11" Max)

Velux window to rear aspect, low level WC, shower cubicle, his and her wash hand basins.

## Bedroom Three

2.91m x 6.23m (9' 7" x 20' 5")

Window to front aspect and windows to side aspects, fitted bespoke wardrobes and storage cupboards.

## Exterior

The property is approached to the front with driveway providing off road parking, to the rear of the property there is a double garage with electric up and over roller doors with further off road parking.

The beautifully presented rear garden is fully enclosed via a brick wall, with a personal door leading through to the garage and gate leading to the driveway at the rear. The garden commences with a paved patio area, ideal for entertaining which leads to the garage. The borders are shingled with a selection of potted plants and there is an area of artificial lawn providing a well maintained, low maintenance garden.

## Agents Note

Tenure - Freehold

\*\*\* There is an annual ground rent charge of £300 per Annum (TBC via solicitors) \*\*\*

The property benefits from being fully alarmed throughout, gas central heating, solar panels and double glazing throughout.

Broadband - Virgin, BT Fibre and Sky available

Council Tax Band - F

EPC - B

## 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.

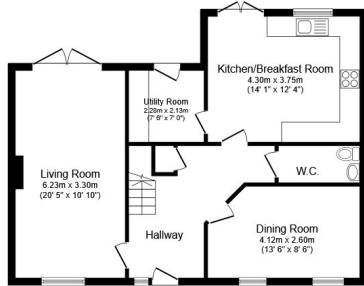
## Referrals

If requested, we can recommend local companies to you such as

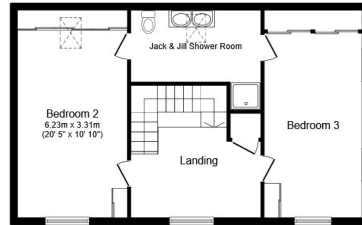
Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



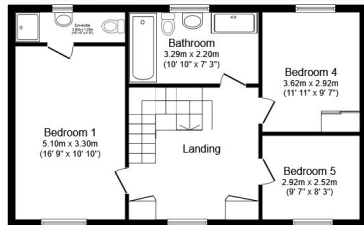
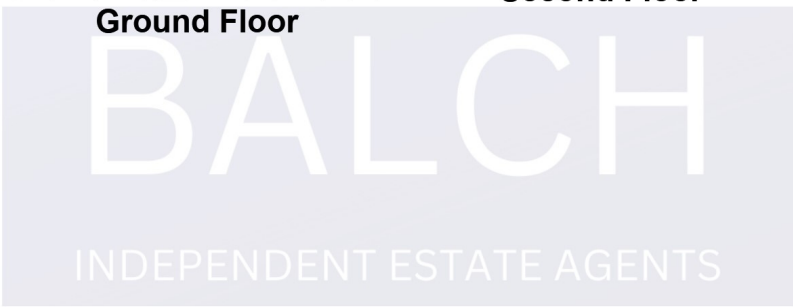
# FLOORPLAN & EPC



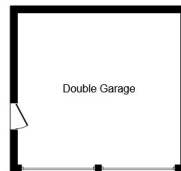
**Ground Floor**



**Second Floor**



**First Floor**



**Garage**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>87</b>	<b>88</b>
(69-80)	<b>C</b>		
(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	

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