



31 Telford Place, Chelmsford, Essex, CM1 7QZ

- Five Bedrooms
- Recently Installed Modern Fitted Kitchen
- Two Reception Rooms
- Generous Accommodation
- Two En-Suites
- Off Road Parking
- Carport and Garage
- Walking Distance of City Centre and Station
- Sought After Location
- Greensward To Front
- No Onward Chain
- Beautifully Presented



PROPERTY DESCRIPTION

Being offered for sale with the benefit of no onward chain is this well-presented five bedroom family home offering spacious and versatile accommodation over three floors conveniently situated in the small, quiet development off Arbour Lane, within walking distance to Chelmsford's city centre and mainline train station. Accommodation is bright and airy throughout, the ground floor offers an inviting entrance hall, recently installed, modern fitted kitchen, two reception rooms and a cloakroom. To the first floor are three well proportioned bedrooms, the master bedroom is served by an en-suite shower room, whilst a family bedroom serves the remainder of the bedrooms. To the second floor a spacious landing provides access to a further two bedrooms, bedroom two is served by a en-suite shower room. Externally the property enjoys off road parking, with access to a carport and garage. To the front of the property is a well -maintained, fenced greensward. To the rear is a good size, fully enclosed rear garden which is well-presented with gated side access and personal door leading through to the garage.

The property is positioned within the quiet, development of Telford Place located off Arbour Lane. Chelmsford's city centre and mainline train station with direct links to London Liverpool Street (approximate journey time 35 minutes) is within a 1 mile walk from the property. The area provides local nursery's, primary and secondary schooling including Lawn Lane Nursey School, The Tyrells, Perryfields Junior School and Boswells School along with two outstanding Grammar schools and a well know independent school (New Hall).

Chelmsford city offers an excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)
Entrance door leading through to;

Entrance Hall

Providing access to the ground floor accommodation, turning staircase rising to the first floor, under stairs cupboard.

Kitchen

13' 7" x 9' 8" (4.14m x 2.95m)
Door and Window to rear aspect, recently installed modern kitchen with a range of wall and base cupboards with worktops over and a breakfast bar, inset sink, integrated appliances include; oven with gas hob and extractor fan over, dishwasher, space for washing machine and fridge / freezer.

Living Room

13' 4" x 14' 9" (4.06m x 4.50m)
Windows and double doors to rear aspect, limestone feature fireplace.

Dining Room

12' 1" x 11' 6" (3.68m x 3.51m)
Sash windows to front aspect.

Cloakroom

White suite comprising of low level WC, pedestal wash hand basin.

First Floor Landing

Sash windows to front aspect, turning staircase to second floor.
Access to Bedrooms one, three, four and family bathroom.

Bedroom One

13' 3" x 16' 6" (4.04m x 5.03m)
Windows to rear aspect, range of fitted wardrobes, access to;

En-Suite

7' 8" x 6' 1" (2.34m x 1.85m) Obscure, sash window to front aspect, white suite comprising of low level WC, vanity unit with inset sink, tiled shower cubical.

Bedroom Three

10' 5" x 12' 7" (3.17m x 3.84m)
Window to front aspect, skylight window to rear aspect.

Bedroom Four

13' 7" x 6' 9" (4.14m x 2.06m)
Windows to rear aspect.

Family Bathroom

7' 8" x 9' 3" (2.34m x 2.82m) Obscure, sash window to front aspect, white suite comprising low level WC, pedestal wash hand basin, paneled bath with shower attachment.

Second Floor Landing

Window to front aspect, two storage cupboards, one housing a water cylinder, access to bedrooms two and five.

Bedroom Two

19' 10" x 11' 2" (6.05m x 3.40m)
Window to front aspect, skylight to rear aspect, access to;

En-Suite

6' 7" x 5' 9" (2.01m x 1.75m)
White suite comprising low level WC, vanity unit with inset sink, tiled shower cubicle.

Bedroom Five

12' 7" x 6' 8" (3.84m x 2.03m)
Skylight to rear aspect.

Exterior

The property is approached from the front, block paved off road parking provides access to a carport with additional parking behind and access to the garage. To the front, the property overlooks an enclosed, well - presented communal greensward. The rear garden commences with a paved patio area, ideal for entertaining. The remainder is mainly laid to lawn with a selection of plants and shrubs to the borders. Gated side access leads to the driveway and a personal door also provides access into the garage.

Agents Note

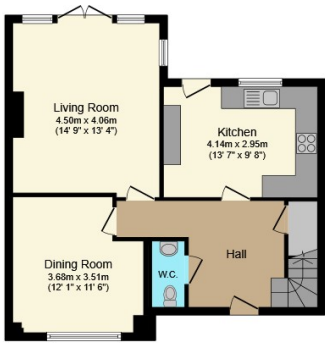
Tenure - Freehold, we have been advised there are no annual costs associated with the communal areas of the development. The property benefits from double glazing throughout and gas central heating.
Broadband - Virgin, BT Fibre and Sky available.
Council Tax Band - F
EPC - C

Viewings

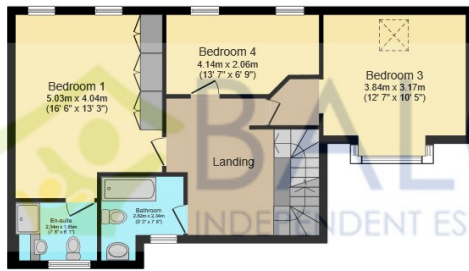
By prior appointment with Balch Estate Agents.
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied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



FLOORPLAN & EPC



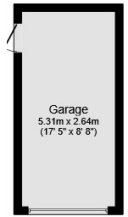
Ground Floor
Floor area 59.3 sq.m. (638 sq.ft.) approx



First Floor
Floor area 66.1 sq.m. (712 sq.ft.) approx



Second Floor
Floor area 42.8 sq.m. (461 sq.ft.) approx



Garage
Floor area 13.5 sq.m. (146 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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

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