



The Beeches, Writtle Road, Chelmsford, Essex, CM1 3BP

- Detached Family Home
- Potential For Extension Subject to Planning
- Plot of just under 0.25 of an Acre
- Sought After Location
- South Facing Rear Garden
- Popular Location
- No Onward Chain
- Garage, Driveway and Workshop



PROPERTY DESCRIPTION

Being offered to the market with the benefit of no onward chain and situated on a established plot of just under 0.25 of an acre is this spacious, bright and airy three bedroom detached family home. Accommodation is arranged over two floors and would lend itself to extension (STPP), the ground floor accommodation comprises an entrance porch, entrance hall, cloakroom, kitchen, lounge / diner, bedroom and a conservatory. To the first floor are two bedrooms served by a bathroom.

Externally to the front of the property is a gated driveway providing off road parking for multiple vehicles, there is a lawned front garden with a selection of well-maintained trees and shrubs. Access is provided to the garage with electric roller door, which in turn provides access to a workshop. To the rear is south facing garden which is mainly laid to lawn with a further selection of mature shrubs and trees.

The property is located within walking distance of well-regarded schools including King Edward VI and County High School for girls grammar schools, Westlands primary school and Hylands high school. 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 rink and leisure centre and there is a large selection of restaurants and bars. Chelmsford's mainline train station provides direct links to London Liverpool Street (journey time approximately 35 minutes). 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 Porch

Sliding door to front aspect, door leading through to;

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, access to kitchen, lounge / diner, cloakroom and bedroom three.

Cloakroom

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

Kitchen

3.22m x 3.00m (10' 7" x 9' 10")

Windows to side and rear aspect, range of matching wall and base units, inset sink and drainer, space for appliances, storage cupboard, door to side aspect leading to garden.

Lounge / Diner

9.03m Max x 3.89m Max (29' 8" x 12' 9")

Windows to side and rear aspects, door leading through to conservatory, brick built fireplace.

Conservatory

4.71m x 2.90m (15' 5" x 9' 6")

Windows to side and rear aspects, sliding doors to the rear aspect leading to the garden.

Bedroom Three

3.01m x 2.87m (9' 11" x 9' 5")

Window to front aspect, fitted wardrobes.

First Floor Landing

Windows to front and side aspect, access to bedrooms and bathroom.

Bedroom One

4.35m x 2.78m (14' 3" x 9' 1")

Windows to rear and side aspects, fitted wardrobe, eaves storage.

Bedroom Two

4.34m x 2.78m (14' 3" x 9' 1")

Window to rear aspect, eaves storage.

Bathroom

4.02m Max x 1.90m Max (13' 2" x 6' 3")

Window to front aspect, low level WC, wash hand basin, paneled bath, storage cupboards.

Exterior

The property is approached from the front via a gated, gravel driveway, providing off road parking for multiple vehicles, access to the garage and a front garden which is laid to lawn with a selection of established trees and shrubs. To the rear is a fully enclosed rear garden which commences with a paved patio area, gated access to the side and access via a personal door into the workshop which is located to the rear of the garage. The remainder of the garden is mainly laid to lawn with a section of shrubs and trees to the borders and a greenhouse to remain.

Agents Note

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

Broadband -, BT Fibre, Virgin and Sky available.

Council Tax Band - E

EPC - D

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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