



## Russell Green Bungalow, Russell Green, Boreham, Chelmsford, Essex. CM3 3BB

BOREHAM ESTATES POWERED BY BEAULIEU ARE PROUD TO PRESENT A RARE OPPORTUNITY TO PURCHASE THIS LARGE 3 BEDROOM DETACHED BUNGALOW SITUATED IN A GREAT LOCATION SURROUNDED BY GREENLAND AND STUNNING LAKES



£575,000 Freehold

## PROPERTY DESCRIPTION

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BOREHAM ESTATES POWERED BY BEAULIEU ESTATE AGENTS ARE PROUD TO BRING TO MARKET THIS 3 BEDROOM BUNGALOW WITH A WEALTH OF POTENTIAL!

The property benefits from a large plot size although a side extension was begun by the current homeowner this was never completed. Other developments could be granted by the council but planning permission would need to be applied for. The property is ideally positioned within short driving distance of Chelmsford City Centre, the A12 and Hatfield Peveral train station.

As you enter the bungalow you will find yourself a large Kitchen/Diner with ample room to entertain the whole family. Gas central heating throughout the bungalow with double glazed windows, current homeowners have loved living here for the past 25 years. All three bedrooms are brilliant in size, and you have a separate Livingroom area, the bathroom was in the process of being refurbished but works have come to a halt. The materials for this to be carried out will be left to the new homeowner.

The property enjoys a wide frontage as you enter you will find a large, detached garage with roller shutters that are controlled by remote. The overall plot size is ... of an acre of established grounds. This bungalow backs onto fields providing enviable countryside views and walking distance to local lakes.

PLEASE NOTE THAT THE DRONE PHOTOS INCLUDED ON THIS LISTING IS NOT A TRUE REPRESENTATION OF THE PLOT SIZE BUT MORE SO TO SHOW THE SURROUNDINGS OF THE BUNGALOW. TO GET A MORE ACCURATE PLOT UNDERSTANDING AN INTERNAL VIEWING IS RECOMMENDED.

Official plot size TBC.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT IS ON OFFER.

Kitchen/Diner.. 20'7" x 17'2"

Lounge.. 24'2" x 12'1"

Bathroom.. 8'9" x 8'6"

Bedroom 1.. 15'7" x 12'1"

Bedroom 2.. 9'9" x 11'1"

Bedroom 3.. 7'7" x 12'1"



ROOM DESCRIPTIONS

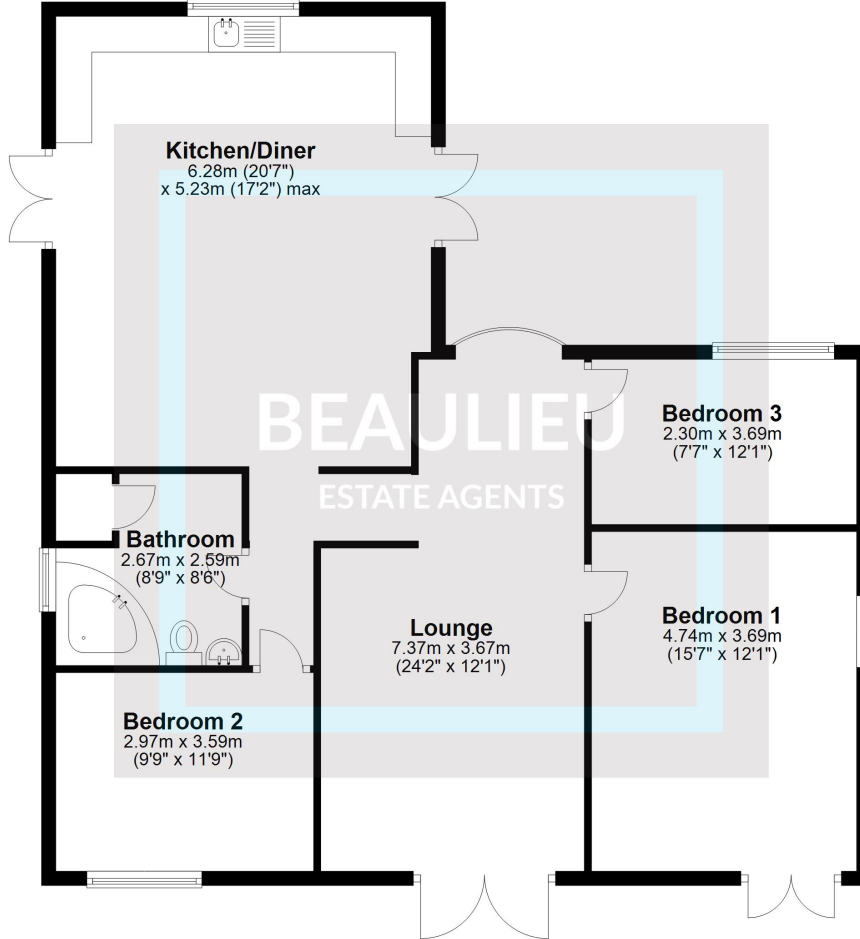


# FLOORPLAN & EPC



## Ground Floor

Approx. 106.4 sq. metres (1145.7 sq. feet)



Total area: approx. 106.4 sq. metres (1145.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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