



Second Avenue, Chelmsford, Essex, CM1 4ET

- Sought After Location
- Immaculately Presented
- Four Bedrooms
- En-suite Shower Room
- Family Bathroom
- Extended
- Living Room
- Open Plan Kitchen / Breakfast / Dining Room
- Off Road Parking
- Good Size Rear Garden
- Close Proximity to Chelmsford's City Centre and Train Station
- Close Proximity to Grammar Schools



PROPERTY DESCRIPTION

An immaculately presented, significantly extended four-bedroom character family home situated in the highly sought after Avenue's location. The property is ideally located within close proximity of Chelmsford's city centre, prestigious grammar schools and Broomfield hospital. Accommodation is set over three levels with a well-considered flow and is presented to the highest of standards throughout. To the ground floor, a welcoming entrance hall provides access to a living room, cloakroom, and a stunning open plan style kitchen / breakfast / dining room. To the first floor are three good size bedrooms, served by a modern family bathroom. To the second floor is a delightful main bedroom with a Juliette balcony overlooking the rear garden and served by a modern en-suite shower room.

Externally the front of the property benefits for block paved off road parking for multiple vehicles. To the rear is a generous garden with patio areas ideal for entertaining, the remainder is mainly laid to lawn with a selection of plants and shrubs to the borders. A timber shed will remain.

The property is located just over one mile 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. Regular bus services can be accessed at the top of the road via Broomfield Road or there are a number of idyllic, countryside walks including alongside the River Chelmer into the city centre, established nature reserves including Chelmer Valley Nature Reserve offering picturesque strolls, cycle routes and picnic spots.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Windows to front aspect, stairs rising to first floor, under-stairs storage cupboards, access to cloakroom, open plan kitchen / breakfast / dining room, and living room.

Cloakroom

2.28m x 1.56m (7' 6" x 5' 1")

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

Kitchen / Breakfast / Dining Room

7.58m Max x 6.29m Max (24' 10" Max x 20' 8" Max)

Bifold doors to rear aspect, roof lights. Hand painted Italian crafted kitchen comprising wall and base units with quartz work surfaces over, integrated Bosch appliances, including: full size fridge and freezer, central island providing breakfast bar, inset sink and drainer with Qettle hot tap, further storage, dishwasher, wine fridge. Underfloor heating, doors to living room and door to;

Utility Room

1.90m x 1.61m (6' 3" x 5' 3")

Door to side aspect leading to side access and rear garden, matching wall and base units with Quartz work surfaces over, inset sink, and drainer, cupboard housing wall mounted combination boiler, space for washing machine and tumble dryer.

Living Room

4.30m x 3.32m (14' 1" x 10' 11")

Bay window to front aspect with fitted shutters, inset log burner.

First Floor Landing

Window to side aspect, stairs rising to second floor, access to bedrooms two, three, four and family bathroom.

Bedroom Two

4.28m x 3.15m (14' 1" x 10' 4")

Bay window to front aspect with fitted shutters.

Bedroom Three

3.66m x 3.02m (12' 0" x 9' 11")

Window to rear aspect.

Bedroom Four

3.68m x 2.69m (12' 1" x 8' 10")

Windows to front and rear aspects.

Family Bathroom

2.02m x 1.89m (6' 8" x 6' 2")

Window to front aspect, low level WC, wash hand basin, paneled bath with shower over.

Second Floor Landing

Window to side aspect, door providing access to;

Bedroom One

5.96m Max x 3.74m Max (19' 7" Max x 12' 3" Max)

Sky lights to front aspect, French doors and Juliette Balcony to rear aspect, fitted storage cupboard and eaves storage. Access to;

En-suite Shower Room

2.11m x 2.06m (6' 11" x 6' 9")

Window to rear aspect, low level WC, wash hand basin, shower cubicle, underfloor heating.

Exterior

The property is approached from the front with block paving providing off road parking for multiple vehicles.

Gated side access leads through to the well presented rear garden.

The rear garden commences with a black granite paving ideal for entertaining with steps leading down to a further patio / seating area. The remainder is mainly laid to lawn with a selection of shrubs to the borders, timber built shed and workshop to remain.

Agents Note

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

Broadband - BT Fibre and Sky available.

Council Tax Band - D

EPC - TBC

Viewings

By prior appointment with Balch Estate Agents.

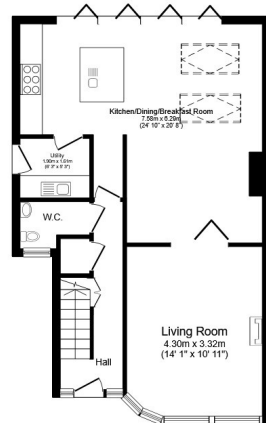
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

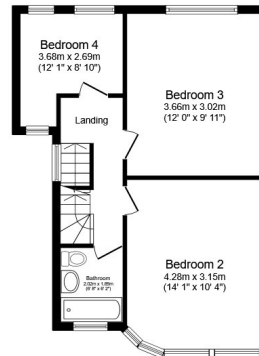
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



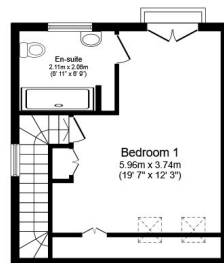
FLOORPLAN



Ground Floor



First Floor



Second Floor

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).
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