



26 Helston Road, Chelmsford, Essex, CM1 6JF

- Four Bedroom Detached House
- Detached Garage and Driveway Parking
- Two Reception Rooms
- Modern Fitted Kitchen
- Unoverlooked 53' Rear Garden
- Ground Floor Cloakroom
- Family Bathroom
- Walking Distance to Local Schools & Amenities



PROPERTY DESCRIPTION

Located in the sought after and desirable area of Old Springfield is this well -presented, bright and airy four bedroom, detached family home. The property offers spacious accommodation measuring in excess of 1000 sq ft with an extension to the rear creating a family room but offers further scope for extensions, subject to the required planning consents.

Ground floor accommodation comprises a welcoming entrance room providing access to a cloakroom, modern fitted kitchen, impressive 22' living room and a family room. To the first floor are four good size bedrooms, served by a family bathroom. Externally the property benefits from off-road, driveway parking for multiple vehicles, gated side access leads to a detached garage and a good size, un-overlooked rear garden.

The property is also ideally located within walking distance for local shops and amenities including a parade of shops, public open spaces to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities. The property is well positioned for well regarded local schooling (primary & secondary), including Boswell's high school which is also a performing arts college.

Regular bus services provide access to Chelmsford's city centre and railway station which is located approximately 1.7 Miles walking distance from the property with trains to London providing direct access to 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 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

Obscure window to front aspect, turning stair case to first floor with under stairs storage, access to kitchen, living room and cloakroom.

Kitchen

12' 1" x 12' 0" (3.68m x 3.66m)

Window to rear aspect, door to side aspect leading to the rear garden, range of modern wall and base units with square edge work surfaces over, inset stainless steel sink and drainer, integrated oven, electric hob with extractor over, space for fridge freezer and washing machine, two storage cupboards.

Cloakroom

Obscure window to front aspect, low level WC, wall mounted hand wash basin.

Living Room

11' 0" x 22' 9" (3.35m x 6.93m)

Window to front aspect, access to entrance hall, kitchen and family room, feature fireplace.

Family Room

8' 11" x 10' 8" (2.72m x 3.25m)

Windows to side and rear aspects. door to side aspect providing access to the rear garden.

First Floor Landing

Access to Bedrooms one, two, three, four, family bathroom and loft access.

Bedroom One

11' 0" x 12' 5" (3.35m x 3.78m)

Window to front aspect.

Bedroom Two

10' 2" x 11' 0" (3.10m x 3.35m)

Window to rear aspect.

Bedroom Three

7' 0" x 12' 2" (2.13m x 3.71m)

Window to front aspect.

Bedroom Four

8' 8" Max x 9' 5" (2.64m Max x 2.87m)

Window to rear aspect, access to airing cupboard.

Family Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)

Obscure window to rear aspect, low level WC, pedestal wash hand basin, panel 'P' shaped bath with shower over.

Garage

8' 4" x 19' 5" (2.54m x 5.92m)

Double doors to the front aspect, window and personal door to side aspect.

Exterior

To the front of the property is a block paved and shingled driveway providing off road parking with shrubs to the borders, gated side access provides access to the detached garage and the rear garden.

The established, un-overlooked rear garden commences with a paved patio area ideal for entertaining. The remainder is mainly laid to lawn with a selection of established flower and shrubs to the borders and an attractive oak tree.

Agents Note

The property benefits from triple glazing to the front and double glazing to the rear and gas central heating.

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - E

EPC - D

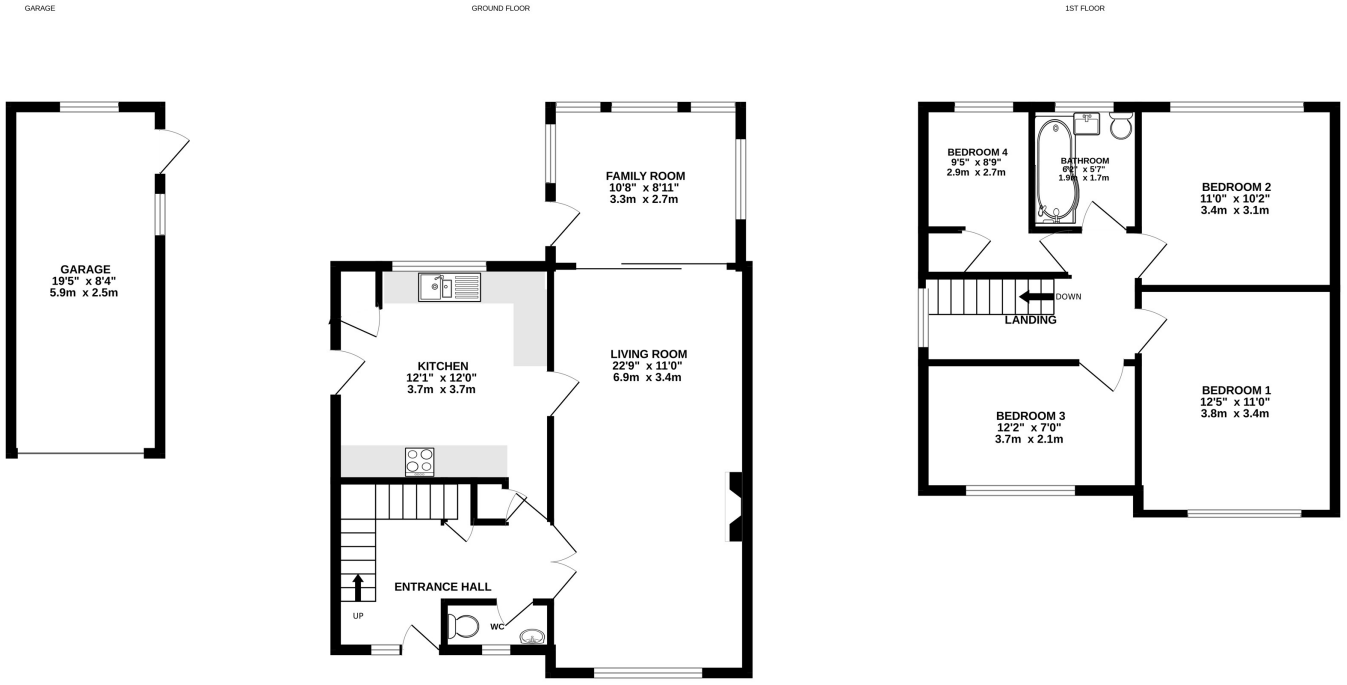
Viewings

By prior appointment with Balch Estate Agents.

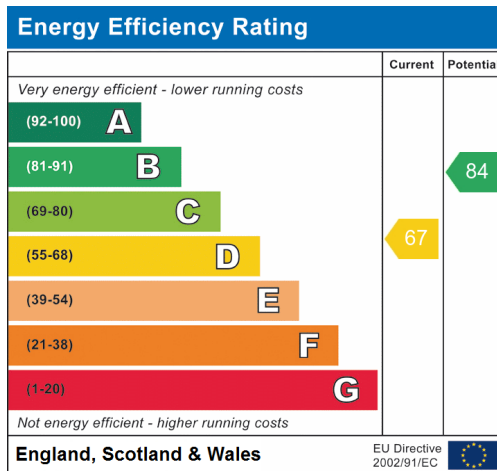
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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