



# 84 Kelvedon Close, Chelmsford, Essex, CM1 4DG

- LINK DETACHED HOUSE
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- GARAGE
- OFF ROAD PARKING
- EXTENDED





## PROPERTY DESCRIPTION

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BEING OFFERED TO THE MARKET IS THIS THREE BEDROOM LINK DETACHED FAMILY HOME. ACCOMMODATION IS SET OVER TWO FLOORS AND COMPRISES AN ENTRANCE HALL, CLOAKROOM, TWO RECEPTION ROOMS AND A KITCHEN TO THE GROUND FLOOR. TO THE FIRST FLOOR ARE THREE BEDROOMS AND A FAMILY BATHROOM. EXTERNALLY THE PROPERTY BENEFITS FROM FRONT AND REAR GARDENS, OFF ROAD PARKING AND A SINGLE GARAGE AND OFFERS THE POTENTIAL FOR FURTHER EXTENSION (STPP) THE PROPERTY FURTHER BENEFITS FROM HAVING RECENTLY INSTALLED A NEW BOILER SYSTEM, RADIATORS, FRONT DOOR AND FRENCH DOORS TO THE REAR. (COUNCIL TAX BAND - E)

THE PROPERTY IS SITUATED JUST OFF OF PATCHING HALL LANE WHERE THERE IS A SMALL SHOPPING PARADE, CHELMSFORD CITY CENTRE IS LOCATED WITHIN 2 MILES OF THE PROPERTY WITH ITS WIDER ARRAY OF SHOPPING FACILITIES, RESTAURANTS AND MAINLINE RAILWAY STATION WITH LINKS TO LONDON LIVERPOOL STREET (JOURNEY TIME APPROXIMATELY 35 MINUTES). BY ROAD THERE IS STRAIGHTFORWARD ACCESS ONTO THE A130 LINKING THROUGH TO STANSTED AND THE M11 BEYOND. THERE IS ALSO CONVENIENT ACCESS TO THE A12.

THERE ARE A NUMBER OF WELL REGARDED STATE, PRIVATE AND GRAMMER SCHOOLS INCLUDING ST JOHN PAYNE, CHELMSFORD COUNTY HIGH SCHOOL FOR GIRLS AND KING EDWARD VI GRAMMER SCHOOL.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

( WITH APPROXIMATE ROOM SIZES)

ENTRANCE DOOR LEADING INTO ENTRANCE HALL.

### ENTRANCE HALL

STAIRS RISING TO FIRST FLOOR, WINDOW TO FRONT ASPECT, DOOR LEADING TO LIVING ROOM AND:

### CLOAKROOM

LOW LEVEL WC, WASH HAND BASIN.

### LIVING ROOM

4.42m x 5.49m (14' 6" x 18' 0")

WINDOW TO FRONT ASPECT, FEATURE FIREPLACE AND SURROUND, ACCESS TO DINING ROOM.

### DINING ROOM

3.08m x 4.81m (10' 1" x 15' 9")

WINDOWS AND FRENCH DOORS TO THE REAR, SLIDING DOOR LEADING TO THE KITCHEN.

### KITCHEN

2.47m x 4.79m (8' 1" x 15' 9")

WINDOW TO REAR ASPECT, DOOR TO SIDE, UNDERSTAIRS STORAGE CUPBOARD, RANGE OF WALL AND BASE MOUNTED STORAGE UNITS, INSET STAINLESS STEEL SINK WITH DRAINER, SPACE FOR OVEN WITH EXTRACTOR OVER, SPACE AND PLUMBING FOR WASHING MACHINE AND DISHWASHER.

### FIRST FLOOR LANDING

WINDOW TO SIDE ASPECT, LOFT ACCESS, AIRING CUPBOARD HOUSING COMBI BOILER, DOORS TO:

### FAMILY BATHROOM

2.26m x 1.68m (7' 5" x 5' 6")

OBSCURE WINDOW TO REAR ASPECT, LOW LEVEL WC, WASH HAND BASIN, PANELED BATH WITH SHOWER OVER, HEATED TOWEL RAIL.

### BEDROOM ONE

3.02m x 3.75m (9' 11" x 12' 4")

WINDOW TO FRONT ASPECT.

### BEDROOM TWO

3.02m x 3.55m (9' 11" x 11' 8")

WINDOW TO REAR ASPECT.

### BEDROOM THREE

2.23m x 2.79m (7' 4" x 9' 2")

WINDOW TO FRONT ASPECT.

### EXTERIOR

TO THE FRONT OF THE PROPERTY THERE IS A DRIVEWAY THAT PROVIDES OFF ROAD PARKING AND LEADS TO A SINGLE GARAGE.

TO THE REAR IS A FULLY ENCLOSED GARDEN WITH PAVED AREA TO THE SIDE AND THE REMAINDER LAID TO LAWN WITH TREE AND SHRUBS TO THE BORDERS.

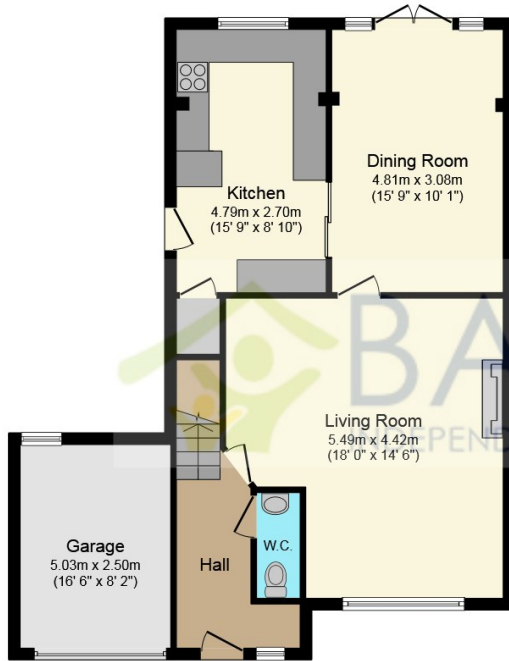
### VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS.

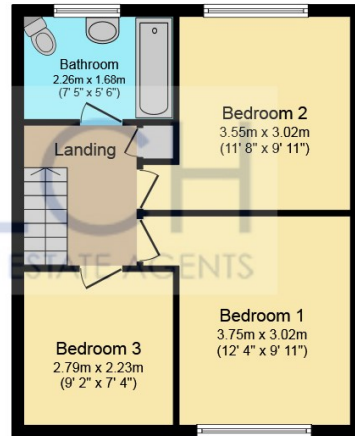
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



**Ground Floor**  
Floor area 74.8 sq.m. (806 sq.ft.) approx



**First Floor**  
Floor area 44.7 sq.m. (481 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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