



107 Arbour Lane, Chelmsford, Essex. CM1 7SB

- 2,000 Sq Ft of accommodation
- VERSATILE ACCOMMODATION
- 25' MASTER BEDROOM
- EN-SUITE FACILITIES TO THREE BEDROOMS
- 33' OPEN PLAN LIVING SPACE
- PRIVATE COURTYARD REAR GARDEN
- PRIVATE FRONT GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- WALKING DISTANCE OF CITY AND STATION
- THREE/FOUR BEDROOM CHALET



PROPERTY DESCRIPTION

Having an impressive 2,000 Sq Ft of accommodation is this versatile Three/Four Double Bedroom Detached Chalet that is accessed via a private driveway just off of the popular Arbour Lane and being within walking distance of Chelmsford City Centre and Rail Station. The well presented accommodation comprises of a First Floor 25' Master Bedroom with Dressing Room and En-Suite Shower Room and to the ground floor there is a Spacious Entrance Hall, Two Ground Floor Bedrooms (Bedroom Two has access to a Jack and Jill Bath/Shower Room and Bedroom Three has access to an En-Suite Shower Room), 33' Open Plan Living/Kitchen Area, Separate Utility Room, Lounge and Bedroom Four/Study. The property further benefits from gas central heating, double glazing, driveway providing off road parking for approximately 4 cars, pleasant front garden and enclosed courtyard rear garden.

The property is located approximately 1 mile to Chelmsford City Centre that offers excellent shopping facilities, entertainments and railway services to London Liverpool Street. (Council Tax Band - F)



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

ENTRANCE DOOR LEADS INTO A SPACIOUS ENTRANCE HALL

SPACIOUS ENTRANCE HALL

11' 9" x 9' 7" (3.58m x 2.92m)

STAIRS RISING TO FIRST FLOOR, UNDERSTAIRS STORAGE CUPBOARD, RADIATOR, DOORS TO INNER HALL AND OPEN PLAN LIVING SPACE.

INNER HALLWAY

RADIATOR, DOORS LEADING TO BEDROOMS TWO AND THREE AND ALSO THE JACK AND JILL BATH/SHOWER ROOM

BEDROOM THREE

15' 2" x 11' 7" (4.62m x 3.53m)

TWO DOUBLE GLAZED WINDOWS TO FRONT, LOFT HATCH, AIR CONDITIONING UNIT, DOOR TO JACK AND JILL BATH/SHOWER ROOM

JACK AND JILL BATH/SHOWER ROOM

INDEPENDENT SHOWER CUBICLE, WASH HAND BASIN, BATH WITH SHOWER ATTACHMENT OVER, SPOTLIGHTS, HEATED TOWEL RAIL, LOW LEVEL WC, OBSCURE DOUBLE GLAZED WINDOW TO SIDE

BEDROOM TWO

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

DOUBLE GLAZED WINDOW TO SIDE, RADIATOR, SPOTLIGHTS, DOOR TO EN-SUITE SHOWER ROOM

EN-SUITE SHOWER ROOM

OBSCURE DOUBLE GLAZED WINDOW TO SIDE, LOW LEVEL WC, WASH HAND BASIN, HEATED TOWEL RAIL, SPOTLIGHTS

OPEN PLAN LIVING SPACE

31' 3" MAX x 16' 0" MAX (9.53m x 4.88m)

KITCHEN AND LIVING AREA - 22'3 X 10'11

FITTED WITH A RANGE OF BASE AND WALL MOUNTED STORAGE CUPBOARDS, HOTPOINT COFFEE MACHINE, SPACE AND PLUMBING FOR DISHWASHER, INTEGRATED ELECTRIC BOSCH DOUBLE OVEN, MIELE 5 RING HAS HOB WITH EXTRACTOR OVER, SPACE FOR FRIDGE FREEZER, SPOTLIGHTS, BI-FOLD DOORS LEADING TO COURTYARD GARDEN, ACCESS TO LOUNGE AND DINING AREA

DINING AREA - 16 X 8'7

DOUBLE GLAZED WINDOW TO SIDE, RADIATOR, DOOR TO UTILITY ROOM

UTILITY ROOM

8' 1" x 5' 10" (2.46m x 1.78m)

RADIATOR, WORCESTER WALL MOUNTED GAS BOILER, STAINLESS STEEL SINK UNIT, SPACE FOR WASHING MACHINE, DOOR LEADING TO FRONT.

LOUNGE

17' 6" x 11' 7" (5.33m x 3.53m)

DOUBLE GLAZED FRENCH DOORS LEADING TO THE COURTYARD REAR GARDEN, SPOTLIGHTS, AIR CONDITIONING UNIT, DOOR TO

BEDROOM FOUR/STUDY

11' 6" x 11' 6" (3.51m x 3.51m)

TWO DOUBLE GLAZED WINDOWS TO FRONT

FIRST FLOOR BEDROOM ONE

25' 7" MAX x 13' 6" MAX (7.80m x 4.11m)

DOUBLE GLAZED WINDOW TO FRONT, VELUX WINDOW TO SIDE, TWO RADIATORS, EAVES STORAGE CUPBOARDS, DOOR TO DRESSING ROOM AND DOOR TO EN-SUITE

DRESSING ROOM

11' 5" x 9' 2" (3.48m x 2.79m)

EN-SUITE SHOWER ROOM

VELUX WINDOW TO REAR, SPOTLIGHTS, HEATED TOWEL RAIL, INDEPENDENT SHOWER CUBICLE, LOW LEVEL WC, WASH HAND BASIN

EXTERIOR

REAR GARDEN

THE REAR COURTYARD GARDEN MEASURES 22'0 X 18'3 AND HAS A RAISED DECKED AREA BEING ENCLOSED BY PANEL FENCING WITH EXTERNAL LIGHTING AND ELECTRIC POINTS, SIDE GATE TO THE FRONT GARDEN.

FRONT GARDEN

THE FENCED, FRONT GARDEN HAS A LARGE PATIO AREA WITH THE REMAINDER BEING LAID TO LAWN WITH FLOWER, TREE AND SHRUBS.

PARKING

THERE IS A LARGE SHINGLE AREA PROVIDING OFF ROAD PARKING FOR SEVERAL VEHICLES.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

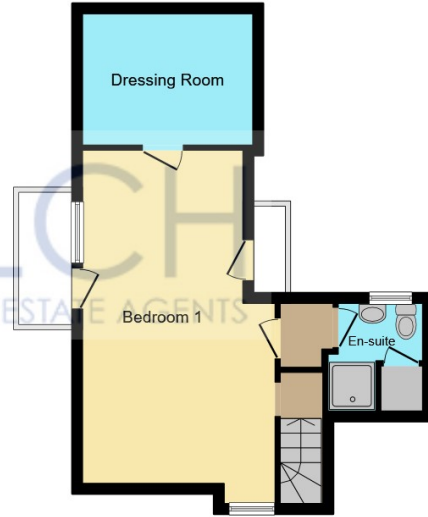
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC



Ground Floor



First Floor



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)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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