



# 76 Longstomps Avenue, Chelmsford, Essex, CM2 9LB

- Highly Desirable Location
- En-Suite to Master Bedroom
- Extended
- Two Reception Rooms
- Kitchen / Breakfast Room
- Garage and Driveway
- Large Plot
- Four Double Bedrooms



## PROPERTY DESCRIPTION

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Located in the highly desirable Longstombs Avenue is this stunning 1930's four double bedroom, extended, semi-detached family home. Decorated to an exceptional standard throughout the accommodation has retained many of its original features. Set over three floors this bright and spacious home has a well-considered flow. Ground floor accommodation comprises a welcoming entrance hall leading to two reception rooms, cloakroom and a delightful kitchen / breakfast room. To the first floor are three spacious bedrooms and a beautifully presented family bathroom. Stairs rising to the second floor provide access to the master suite, enjoying stunning views over the rear garden via a Juliette balcony and is served by an en-suite shower room. Externally to the front of the property there is off road parking for multiple vehicles and access to the garage / workshop. To the rear of the property is a beautifully presented, enclosed rear garden. The garden commences with a decked patio area, ideal for entertaining, the remainder is mainly laid to lawn with a selection of established plants, shrubs and mature trees. There is a further enclosed patio to the rear. From the garden there is a personal door provides access to the garage / workshop.

The property is well served with a section of local amenities. within walking distance there is a parade of shops which includes newsagents, chemist and doctors. A very convenient Tesco can be found a short walk away at the end of Longstombs Avenue. Longstombs Avenue is within easy access of the A12 and the A414 and conveniently located to Chelmsford city centre and mainline train station 1.5 miles away providing direct access to Liverpool Street within approximately 35 minutes. A regular bus services runs along Gloucester Avenue and Galleywood Road at the top of Longstombs Avenue. Alternatively the city centre can be reached by foot in approximately 20 minutes. With its excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store. Recreation facilities include the newly refurbished Riverside Ice and Leisure Centre, two multi screen cinemas and a large selection of restaurants and bars.

Well regarded local schooling is within close proximity. A selection of outstanding private schools, two hugely popular primary schools including Moulsham Infants and Juniors and Mildmay Infants, as well as Moulsham Senior school.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, and several gyms. There are a selection of golf clubs within the area including Chelmsford golf club and the nearby Hylands Park estate, Chelmer Park, Galleywood common provide pleasant open spaces with Oaklands park and museum at the foot of Longstombs Avenue.



# ROOM DESCRIPTIONS

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## Property Information

(With approximate room sizes)

Original Oak entrance door leading through to;

## Entrance Hall

7.46m x 1.78m (24' 6" x 5' 10") Windows to front aspect, solid oak floor, dropped ceiling picture rail and radiator. Access to living room, dining room, kitchen / breakfast room, cloakroom and under stairs storage cupboards. Stairs rising to first floor.

## Living Room

4.28m x 4.95m (14' 1" x 16' 3")

Bay window to front aspect, feature fireplace and dado rail.

## Dining Room

3.78m x 3.59m (12' 5" x 11' 9")

Bi folding doors to rear aspect, opening to decked area, cast iron feature fireplace and white washed Oak floor.

## Kitchen / Breakfast Room

3.66m x 4.75m (12' 0" x 15' 7")

French doors and windows to rear aspect, Slate style porcelain tiled floor, range of bespoke solid Chestnut wall and base units with work surfaces over, inset sink and drainer, space for appliances.

## Cloakroom

White period style low level WC, wash hand basin, with 1930's style tiled floor.

## First Floor Landing

Window to side aspect, turning staircase leading to the second floor. Access to Bedrooms two, three and four and the family bathroom.

## Bedroom Two

3.47m x 4.95m (11' 5" x 16' 3")

Bay window to front aspect.

## Bedroom Three

3.81m x 3.62m (12' 6" x 11' 11")

Window to rear aspect, storage cupboard.

## Bedroom Four

2.63m x 2.25m (8' 8" x 7' 5")

Window to front aspect.

## Family Bathroom

2.28m x 2.04m (7' 6" x 6' 8")

Window to rear and side aspect, standing on a travertine stone tiled floor is the low level WC, pedestal wash hand basin with demister mirror and LED above, paneled bath, separate shower cubicle floor and a heated towel rail.

## Second Floor Landing

Window to side aspect and Velux window to front aspect, turning staircase providing access to;

## Bedroom One

5.25m Max x 4.16m Max (17' 3" x 13' 8")

Two Velux windows to front aspect, Juliette balcony to rear aspect, access to;

## En-Suite

2.00m x 2.11m (6' 7" x 6' 11")

Window to rear aspect, low level WC, wash hand basin, double width shower cubicle. Bespoke cabinets, dual heated towel rail, porcelain tiled walls and floor with underfloor heating complete this en-suite.

## Garage / Workshop

2.26m x 6.10m (7' 5" x 20' 0")

Up and over door to front aspect, personal door to rear aspect. Wall mounted combination Worcester boiler. Butler sink with hot and cold supply, lighting and plug sockets. Loft hatch with access to storage space.

## Exterior

The property sits on a spacious plot of 0.09 of an acres, to the the front a block paved driveway providing off road parking for multiple vehicles and access to the garage. To the rear is a fully enclosed, beautifully presented rear garden, providing a range of seating areas, and a selection of well-maintained flower beds, shrubs to the borders and mature trees.

## Agents Note

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

Broadband -FTTP installed, BT Fibre and Sky available.

Council Tax Band - D

EPC - TBC

Each room is fitted with mains powered WiFi smoke detectors

The current owners advise the footings to the garage /workshop are deep enough should someone wish to extend over the garage.

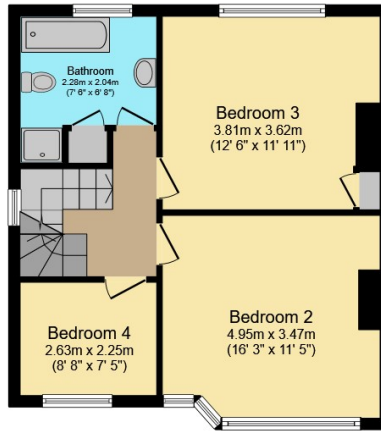
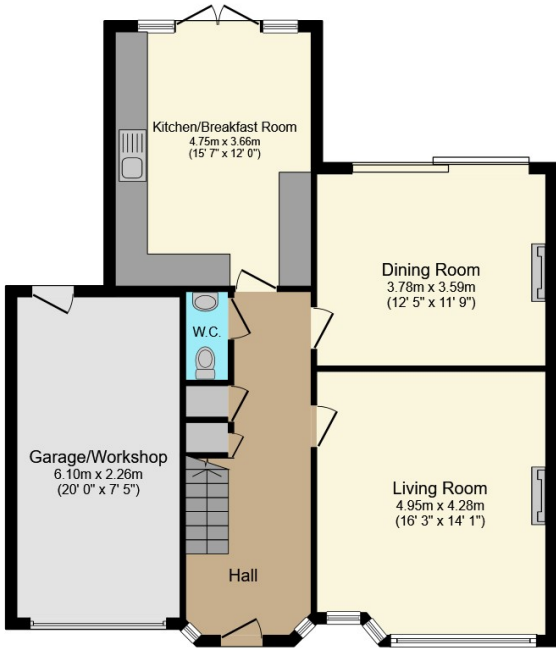
## Viewings

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



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>		77
(55-68)	<b>D</b>	61	
(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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