



41 Telford Place, Chelmsford, Essex, CM1 7QZ

- Detached Family Home
- Five Bedrooms
- Two En-Suites
- Three Reception Rooms
- Cloakroom
- Family Bathroom
- Tandem Length Garage
- Close Proximity to Chelmsford's City Centre and Train Station



PROPERTY DESCRIPTION

Situated within one mile walking distance of Chelmsford city centre and mainline train station, yet positioned within a small quiet development with a no through road and allotments to the front is this impressive five double bedroom detached family home.

The property offers spacious and versatile accommodation over three floors and is bright and airy throughout. To the ground floor, a welcoming entrance hall provides access to a living room, dining room, modern kitchen / breakfast room, utility room and a cloakroom. A turning staircase provides access to the first floor. To the first floor are bedrooms four, five, a family bathroom and the main bedroom which enjoys a dressing area with fitted wardrobes and an en-suite shower room. To the second floor a spacious landing provides access to bedrooms two and three, bedroom three is served by an en-suite bathroom.

Externally the property enjoys off road parking for multiple vehicles, access to a tandem length garage with a personal door to the rear garden. The fully enclosed rear garden is beautifully presented and features a selection of established and well – maintained trees, plants, and shrubs. A spacious patio area is ideal for entertaining and gated side access leads to the front of the property. A summer house / office is located to the rear boundary and benefits from power and Wi-Fi connected. The property is positioned within the quiet development of Telford Place, located off Arbour Lane. The property has the added benefit that it is positioned at the rear of the development and has a no through road to the front boundary and allotments adjacent.

Chelmsford's city centre and mainline train station with direct links to London Liverpool Street (approximate journey time 35 minutes) is within a one mile walk from the property. 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 area is ideally located for well – regarded local nursery's, primary and secondary schools, including Lawn Lane Nursery School, The Tyrells, Peryfields Junior School and Boswells School along with two outstanding Grammar schools; KEGS and CCHS and a well know independent school (New Hall). 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

Opening through to dining room, kitchen / breakfast room, door to living room, cloakroom, utility room and storage cupboard, turning stair case rising to first floor, under-stairs storage cupboard.

Cloakroom

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

Living Room

5.35m x 3.64m (17' 7" x 11' 11")
Windows to side aspects, French doors and windows to rear aspect, stone fireplace with gas connected.

Dining Room

3.48m x 3.21m (11' 5" x 10' 6")
Windows to front and side aspects.

Kitchen / Breakfast Room

4.79m x 3.19m (15' 9" x 10' 6")
Windows to side and rear aspects, door to rear aspect. Range of matching wall and base units with work surfaces over, inset double bowl ceramic sink, integrated dishwasher, double oven with hob and extractor hood over, cupboard housing wall mounted boiler.

Utility Room

2.94m Max x 2.16m (9' 8" Max x 7' 1")
Window to front aspect, range of matching base units with work surfaces over, inset ceramic bowl, space for appliances.

First Floor Landing

Window to side aspect, storage cupboard, airing cupboard, access to; Bedrooms one, four, five and the family bathroom. Turning staircase rising to second floor.

Bedroom One

4.79m x 3.19m (15' 9" x 10' 6")
Windows to side and rear aspect, opening through to dressing area, leading through to the en-suite.

Dressing Area

2.75m x 1.84m (9' 0" x 6' 0")
Range of built in wardrobes, access to;

En-suite

2.75m x 1.69m (9' 0" x 5' 7")
Window to side aspect, low level WC, wash hand basin, double width shower cubicle.

Bedroom Four

3.48m x 3.21m (11' 5" x 10' 6")
Windows to side and front aspects.

Bedroom Five

3.54m x 3.20m (11' 7" x 10' 6")
Window to front aspect.

Second Floor Landing

Access to Bedrooms two and three.

Bedroom Two

7.83m x 3.71m (25' 8" x 12' 2")
Window to front aspect, Velux skylight to side aspect, loft access.

Bedroom Three

4.42m x 3.66m (14' 6" x 12' 0")
Window to rear aspect, Velux skylight to side aspect, access to;

En-Suite

2.90m x 2.87m (9' 6" x 9' 5")
Velux skylight to rear aspect, , low level WC. wash hand basin, paneled bath, separate shower cubicle.

Exterior

To the front of the property there is off road parking for multiple vehicles, established hedging, shrubs and trees to the boundaries with allotments to the front boundary. To the side of the property is a block paved driveway providing, additional off-road parking and access to a tandem length garage with up and over door, power and light connected. To the rear is a beautifully presented enclosed rear garden. The rear garden commences with a paved patio, ideal for entertaining, the remainder of the garden is mainly laid to lawn with established shrubs, hedges and plants to the borders. A personal door provides access to the tandem length garage and gated side access leads to the front of the property. To the side of the property is a paved area providing space for storage. To the rear boundary is a timber built summer house / office with power and Wi-Fi connected.

Garage

9.79m x 2.51m (32' 1" x 8' 3")
Up and over door to front aspect, personal door leading through to garden

Agents Note

The property benefits from double glazing throughout and gas central heating. Broadband - BT Fibre and Sky available.
Council Tax Band - G
EPC - TBC

Viewings

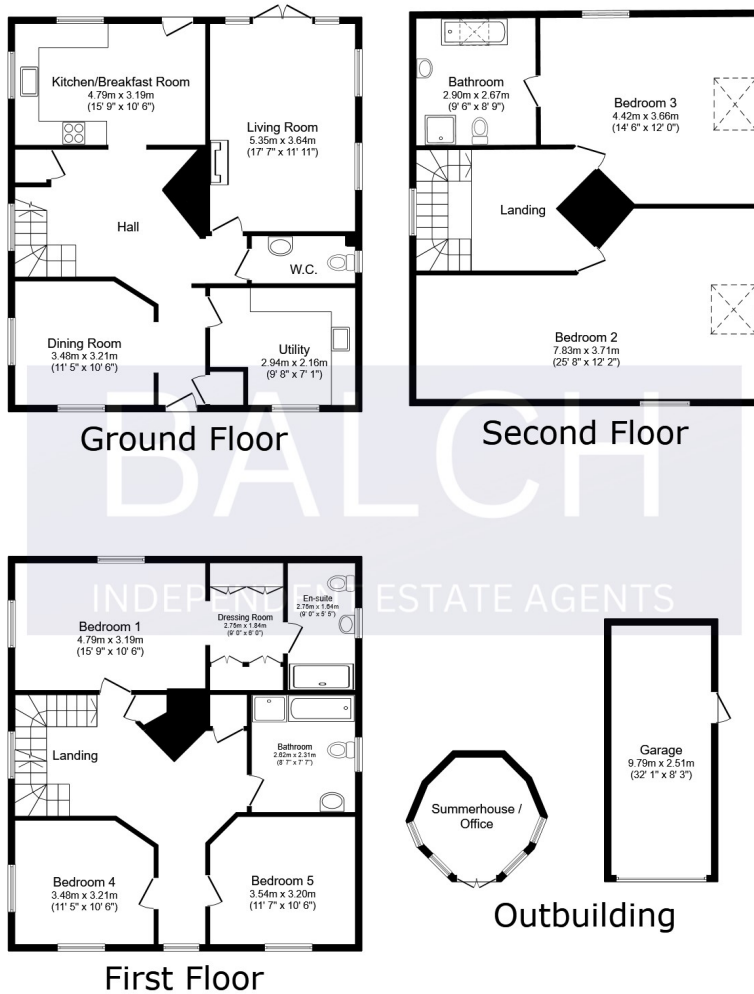
By prior appointment with Balch Estate Agents.

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.





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). Powered by www.Propertybox.io

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |