



91 Chignal Road, Chelmsford, Essex, CM1 2JA

- Detached Family Home
- Four Double Bedrooms
- En-suite to Bedroom One
- Extended
- Three Reception Rooms
- Kitchen / Breakfast Room
- Utility Room / Cloakroom
- Family Bathroom
- Off Road Parking
- Approx 70' Rear Garden



PROPERTY DESCRIPTION

Situated in the sought after Chignal Road on 0.13 of an acre is this extended, spacious four double bedroom, detached family home. Accommodation is set over two floors and offers spacious and versatile living throughout. To the ground floor the property benefits from three reception rooms (the dining room would also lend itself to be used as another bedroom if required), kitchen / breakfast room, utility room and cloakroom. To the first floor are four double bedrooms, the main bedroom is served by an en-suite shower room and the remainder are served by a family bathroom. Externally the property offers off road parking for multiple vehicles. To the rear is a westerly facing rear garden measuring approximately 70'in depth. A workshop / outbuilding is located within the rear garden which could lend itself as ancillary accommodation / home office.

Chignal Road is located just under 1.5 miles from Chelmsford's city centre and railway station. Chelmsford city offers an excellent choice of amenities and 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. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time of approximately 35 minutes. The property is within approximately one mile of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of well-regarded local nurseries, primary schools and secondary schools within close proximity of the property including Newlands Spring Primary School, ST John Payne Catholic School and Chelmer Valley High School, Chelmsford also offers a selection of private schools.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Window to front aspect. stairs rising to first floor, under-stairs storage cupboard, access to living room, dining room / bedroom five, utility /WC and kitchen / breakfast room.

Living Room

3.18m x 5.89m (10' 5" x 19' 4")

Patio doors to rear aspect leading to the garden, opening through to;

Study Area

3.18m x 1.55m (10' 5" x 5' 1")

Window to front aspect.

Dining Room / Bedroom Five

3.49m x 3.26m (11' 5" x 10' 8")

Windows to front aspect.

Kitchen / Breakfast Room

2.53m x 5.28m (8' 4" x 17' 4")

Door to rear aspect and opening through to the family room. Range of matching wall and base units with work surfaces over, inset sink, integrated oven and gas hob with extractor hood over, space for dishwasher and fridge, freezer.

Family Room

5.37m x 3.5m (17' 7" x 11' 6")

Windows to rear aspect, patio doors to side aspect leading to the rear garden.

Utility Room / WC

1.95m x 5.28m (6' 5" x 17' 4")

Low level WC, wash hand basin, base units with work surfaces over, inset sink and drainer and space for washing machine and tumble dryer.

First Floor Landing

Access to bedrooms and family bathroom.

Bedroom One

3.49m x 5.23m (11' 5" x 17' 2")

Window to rear aspect, selection of fitted wardrobes, access to;

En-Suite

1.96m x 1.69m (6' 5" x 5' 7")

Window to rear aspect, low level WC, wash hand basin and double width shower cubicle.

Bedroom Two

3.49m x 3.53m (11' 5" x 11' 7")

Window to front aspect. selection of fitted wardrobes.

Bedroom Three

3.54m x 3.01m (11' 7" x 9' 11")

Window to front aspect, eaves storage cupboards.

Bedroom Four

3.39m x 4.05m (11' 1" x 13' 3")

Window to side and rear aspects, eaves storage cupboard.

Family Bathroom

2.01m x 3.42m (6' 7" x 11' 3")

Window to side aspect, low level WC, wash hand basin, paneled bath, separate double length shower cubicle.

Exterior

The property sits on a plot measuring 0.13 of an acre, to the front, a drive way provides off road parking for multiple vehicles, there is an area of shingle which could lend itself for more parking if required. Gated side access leads to the fully enclosed westerly facing rear garden which measures approximately 70ft in depth and commences with a paved patio area, ideal for entertaining. There is a outbuilding currently being used as a garden store and workshop which would lend itself to be used as a home office, gym or ancillary accommodation. Behind the outbuilding is a timber shed. The remainder of the garden is mainly laid to lawn with a selection of well-maintained flower beds, shrubs and two apple trees.

Agents Note

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

Broadband - BT Fibre and Sky available.

Council Tax Band - F

EPC - D

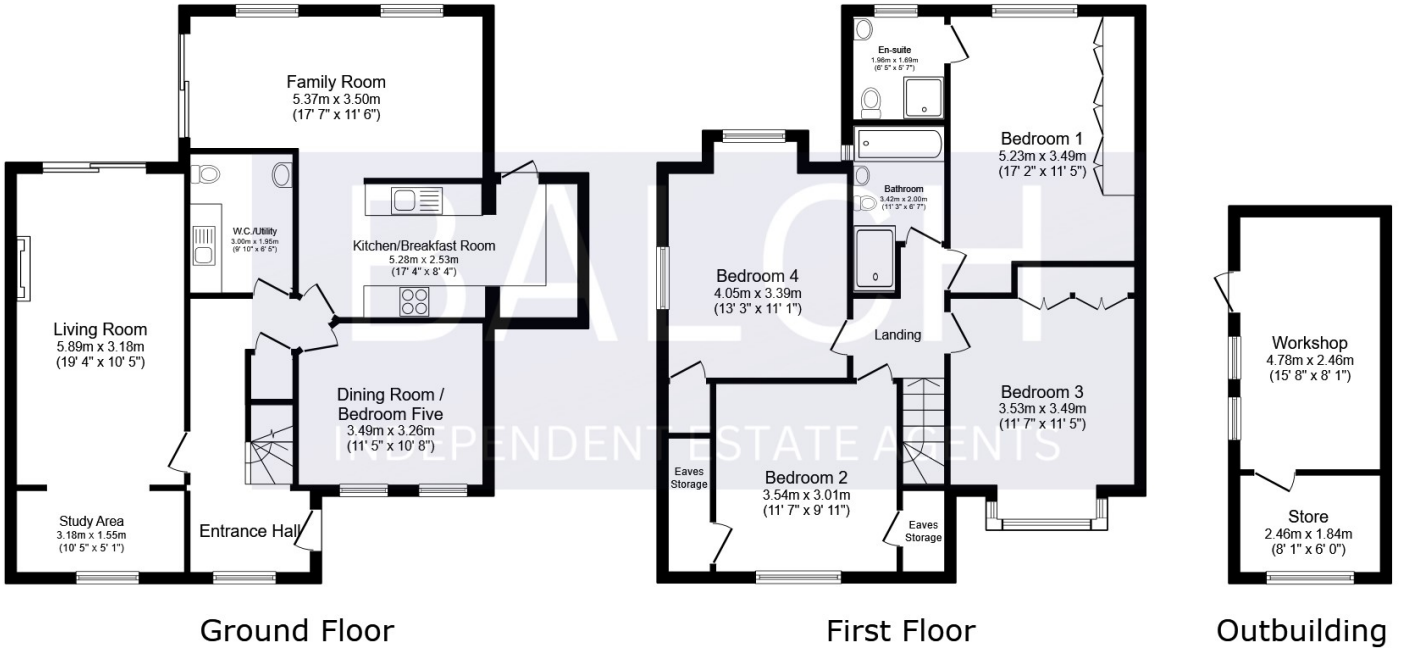
Viewings

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



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		81
(55-68)	D	68	
(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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