



8 Hornbeam Close, Chelmsford, Essex, CM2 9LW

- EXCLUSIVE CUL-DE-SAC
- THREE BEDROOM DETACHED
- TWO RECEPTION ROOMS
- DRIVEWAY FOR NUMEROUS VEHICLES
- MATURE GOOD SIZE REAR GARDEN
- POTENTIAL TO EXTEND (STP)
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

Set within this Exclusive Cul De Sac Location, is this Three Bedroom Detached Family Home. The accommodation comprises of an Entrance Hall, Family Room, Spacious Lounge/Diner, Fitted Kitchen and Cloakroom to the ground floor with Three Bedrooms and a Family Shower Room to the first floor. The property further benefits from gas central heating, double glazing, a driveway that provides parking for numerous vehicles and a mature good sized rear garden. The property has the added benefit of being offered with NO ONWARD CHAIN and has the potential to extend (STP).
(Council Tax Band - E)

The property is situated within close proximity of Gloucester Avenue shopping parade and Moulsham School. Bus routes connect into Chelmsford City Centre for multiple shopping facilities, entertainments, Essex County Cricket Ground together with main line rail station with fast and frequent trains to London's Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall

ENTRANCE HALL

Stairs rising to first floor, understairs storage cupboard, doors to:

FAMILY ROOM

10' 7" x 7' 2" (3.23m x 2.18m)

Double glazed window to front

LOUNGE/DINER

18' 4" x 17' 1" (5.59m x 5.21m)

Double glazed bay window to front, double glazed patio doors to rear garden

KITCHEN

12' 6" x 5' 11" (3.81m x 1.80m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, integrated gas hob with extractor over, integrated double oven, integrated fridge/freezer, sliding door to rear lobby.

REAR LOBBY

Double glazed window to side, double glazed door to rear garden, door to cloakroom

CLOAKROOM

Obscure double glazed window to side, low level wc, wash hand basin

FIRST FLOOR LANDING

Airing cupboard, loft access, double glazed window to rear, doors to:

SHOWER ROOM

Obscure double glazed window to side and rear, independent shower cubicle, low level wc, wash hand basin, fully tiled surround.

BEDROOM ONE

14' 3" x 9' 9" (4.34m x 2.97m)

Double glazed window to front, double fitted wardrobes, large eaves storage cupboard

BEDROOM TWO

11' 10" x 10' 8" (3.61m x 3.25m)

Double glazed window to front and side, double fitted wardrobe

BEDROOM THREE

10' 11" x 7' 0" (3.33m x 2.13m)

Double glazed window to rear

EXTERIOR

To the front of the property there is a driveway that provides parking for numerous vehicles with a side access to the mature good sized rear garden that commences with a small patio area with the remainder being laid to lawn. There are two brick built storage sheds and outside tap.

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		81
(69-80)	C		
(55-68)	D	57	
(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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