



Timsons Lane, Chelmsford, Essex, CM2 6AG

- Detached Bungalow
- Three Bedrooms
- Sought After Location
- Garage and Driveway
- Spacious Plot
- No Onward Chain



PROPERTY DESCRIPTION

Situated in the highly sought after area of Old Springfield and being offered with no onward chain is this spacious three-bedroom detached bungalow with potential for extension STPP. The accommodation is spacious and versatile throughout with a well-considered flow. Accommodation is set over one level and comprises a welcoming entrance hall, living room, kitchen / breakfast room, three bedrooms and a bathroom. Externally the property sits on a spacious and established plot of 0.13 of an acre. with driveway parking for multiple vehicles and an integral garage, which would also lend itself to conversion STPP.

The property is located within easy access to Chelmsford's city centre and mainline train station providing direct links to London Liverpool Street (journey time approximately 35 minutes) and a short walk from regular bus services and local amenities. Springfield Cricket Club and Chelmsford Rugby and Football Club are located within 0.1 miles walking distance of the property.

Springfield offers a selection of well-regarded schooling including Springfield Primary school, The Beaulieu Park School and The Boswells school, it also offers a selection of local shops and parks. Chelmsford city centre boasts a wider array of 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.

Broomfield hospital is situated approximately 3.8 miles from the property and Springfield hospital approximately 1.1 miles walking distance from the property.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to:

Entrance Hall

Window to front aspect, access to garage, living room, kitchen, bedrooms and bathroom, loft access.

Living Room

4.99m x 4.87m (16' 4" x 16' 0")

Sliding patio doors to rear aspect, window to side aspect, feature fireplace.

Kitchen / Breakfast Room

3.97m x 3.2m (13' 0" x 10' 6")

Window and door to rear aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, space for dishwasher, washing machine, fridge. Integrated oven and gas hob with extractor hood over, pantry cupboard

Bedroom One

4.3m x 3.19m (14' 1" x 10' 6")

Window to front aspect, fitted wardrobes, storage cupboard.

Bedroom Two

3.62m x 3.19m (11' 11" x 10' 6")

Window to rear aspect, fitted wardrobes.

Bedroom Three

3.39m x 2.42m (11' 1" x 7' 11")

Bay window to front aspect, storage cupboard.

Bathroom

2.5m x 1.78m (8' 2" x 5' 10")

Windows to side aspects, low level WC, wash hand basin, paneled bath with shower over.

Garage

3.7m Max x 4.86m Max (12' 2" Max x 15' 11" Max)

Windows to side aspect, up and over door to front aspect, power and light connected.

Exterior

The property is approached from the front and provides driveway parking for multiple vehicles and access to the garage, there are additional paved patio areas to the front with some planted shrubs which could lend itself to additional driveway parking. Gated side access leads to the enclosed, spacious rear garden which enjoys a southerly aspect. The rear garden commences with a paved patio area and pathway leading to the rear boundary and a timber shed and greenhouse. The remainder of the garden is mainly laid to lawn with established shrubs and hedges to the borders.

Agents Note

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

Broadband - Virgin, BT Fibre and Sky available

Council Tax Band - E

EPC - D

Viewings

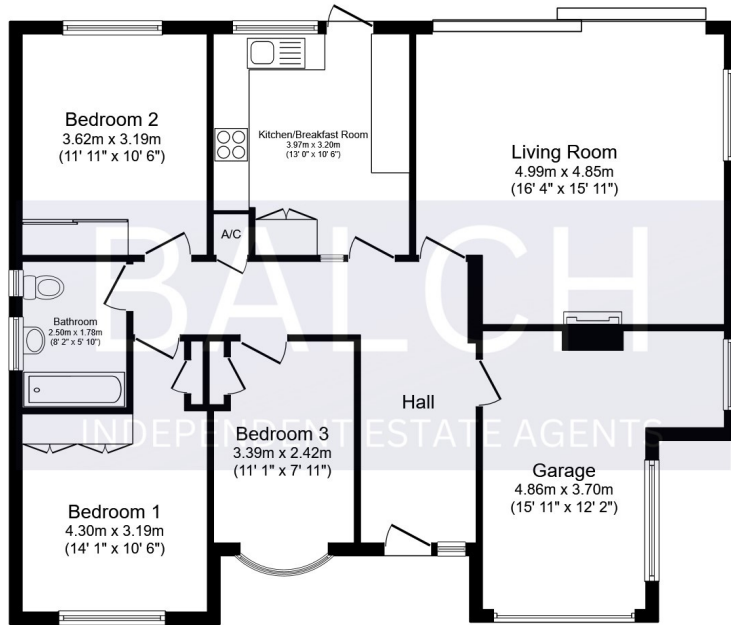
By prior appointment with Balch Estate Agents.

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.

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.





Floor Plan

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	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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