



10 Chignal Road, Chelmsford, Essex, CM1 2JB

- Detached Family Home
- Extended To Rear
- Three Bedrooms
- Three Reception Rooms
- Family Bathroom
- Cloakroom
- Shower Room
- Fitted Kitchen
- Front & Rear Gardens
- Popular Location
- Conveniently Located Close to Shops & Amenities
- Off Road Parking for Multiple Vehicles and a Garage



PROPERTY DESCRIPTION

Located just over one mile from Chelmsford's city centre and railway station is this extended, three bedroom, detached family home. Accommodation is set over two floors and is bright and airy throughout. To the ground floor there are three reception rooms, cloakroom, wet room and a kitchen. To the first floor are three good size bedrooms served by a family bathroom. Externally the property benefits from front and rear gardens, off road parking for multiple vehicles and a garage.

Chignal Road is located just over one mile 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 as 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 primary schools and nursery's within close proximity of the property, 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 side aspect, stairs rising to the first floor, under-stairs storage cupboard access to the cloakroom, kitchen and the living room.",

Cloakroom

0.90m x 1.69m (2' 11" x 5' 7")

Obscure window to side aspect, low level WC, wash hand basin

Living Room

3.56m x 4.75m (11' 8" x 15' 7")

Window to front aspect, doorway leading to:

Dining Room

3.08m x 3.16m (10' 1" x 10' 4")

Obscure window to the side aspect, sliding doors opening through to the:

Family Room

2.82m x 3.74m (9' 3" x 12' 3")

Window to side aspect, windows to rear aspect, door leading through to the rear garden and access to the :

Rear Lobby

Door to the side aspect, leading to the rear garden, wall mounted boiler, access through to the kitchen and access to :

Wet Room

1.69m x 0.90m (5' 7" x 2' 11")

Obscure window to rear aspect, shower and wash hand basin.

Kitchen

2.51m x 3.04m (8' 3" x 10' 0")

Window to side aspect, range of matching wall and base units with work surfaces over, inset stainless steel sink , integrated electric oven and hob, dishwasher, space for fridge, freezer and washing machine.

First Floor Landing

Window to side aspect, access to the bedrooms and family bathroom, loft access and a storage cupboard.

Bedroom One

3.34m x 4.13m (10' 11" x 13' 7")

Window to front aspect, fitted wardrobes.

Bedroom Three

2.96m x 3.11m (9' 9" x 10' 2")

Window to front aspect, built in cupboard.

Bedroom Two

3.34m x 3.05m (10' 11" x 10' 0")

Window to rear aspect, fitted wardrobes.

Family Bathroom

2.07m x 1.66m (6' 9" x 5' 5")

Obscure window to side aspect, low level WC, pedestal wash hand basin, paneled bath with shower over.

Exterior

The property is approached from the front, where a drive way provides off road parking for multiple vehicles, there is a front garden which is mainly laid to lawn with a selection of shrubs. The driveway provides access to the garage with an electric roller door. A side gate provides access to the enclosed rear garden. The rear garden commences with a paved patio area and the remainder is mainly laid to lawn with a selection of shrubs and trees to the borders. Located behind the garage is a storage area and a timber shed.

Agents Note

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

Broadband - BT Fibre and Sky available.

Council Tax Band - E

EPC - C

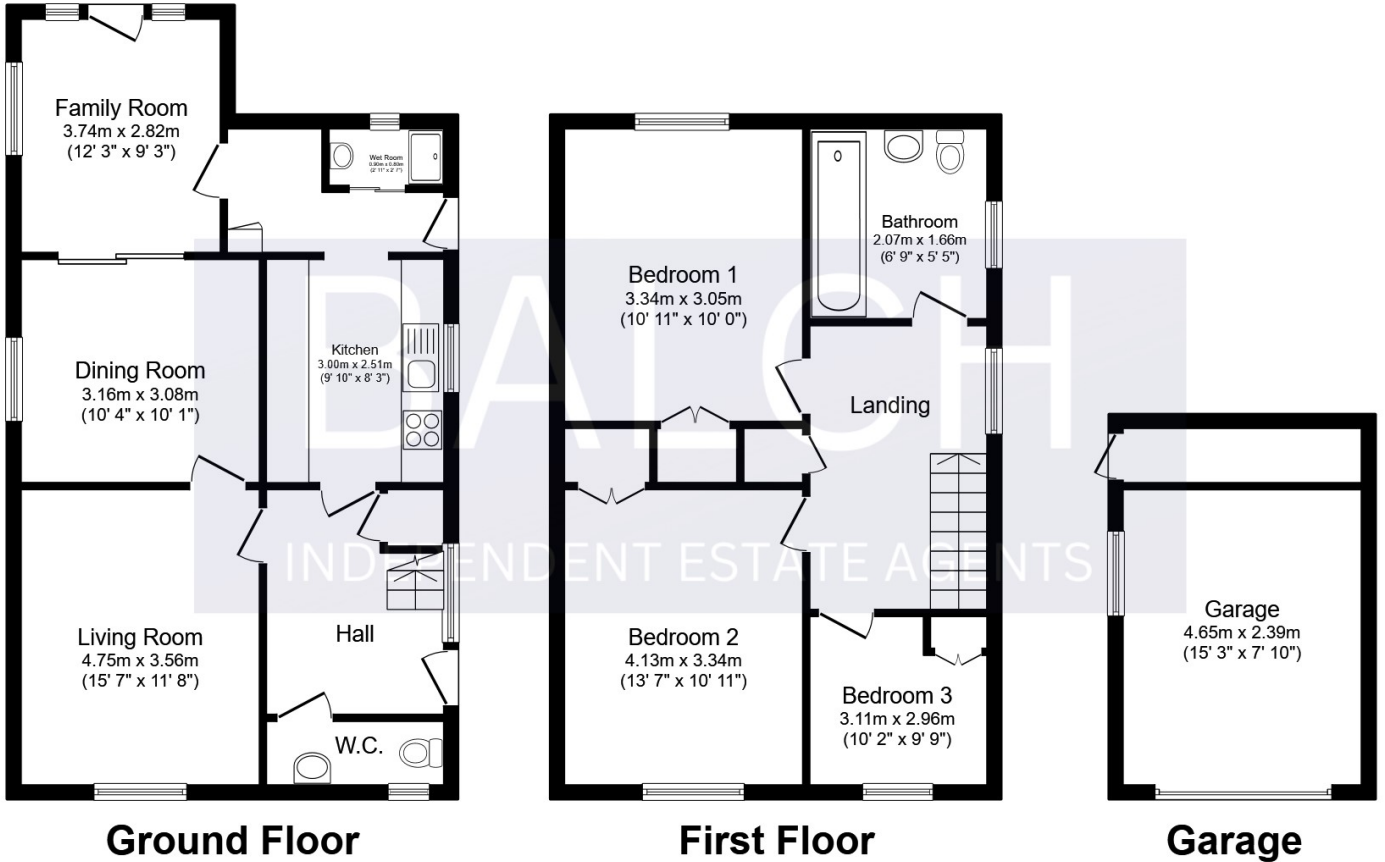
Viewings

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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(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 	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com