



141a Chignal Road, Chelmsford, Essex, CM1 2JD

- FOUR BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS
- UTILITY & CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- SUMMER HOUSE/HOME OFFICE
- APPROX 90FT WEST FACING REAR GARDEN
- POTENTIAL TO EXTEND (STP)



PROPERTY DESCRIPTION

Built Circa 2007, is this well presented four bedroom link detached family home. The accommodation comprises of an entrance hall, cloakroom, kitchen/breakfast room, dining room, lounge, utility room and study to the ground floor with four bedrooms, en-suite shower room to the principal bedroom and a family bathroom to the first floor. The property further benefits from gas central heating, double glazed windows, single garage and off road parking, a good size west facing mature rear garden that measures approximately 90ft in depth and a detached summer house/home office. POTENTIAL TO EXTEND S.T.P (Council Tax Band - E)

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)

Double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

Storage cupboard, stairs rising to first floor, doors to:

CLOAKROOM

Low level wc, wash hand basin, extractor, spotlights.

KITCHEN/BREAKFAST ROOM

15' 1" x 12' 0" (4.60m x 3.66m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to front, double glazed door to side, integrated appliances to include fridge/freezer, electric double oven and gas hob with extractor over, dishwasher, washing machine, stainless steel sink unit, wall mounted gas boiler, spotlights.

DINING ROOM

12' 0" x 10' 10" (3.66m x 3.30m)

Double glazed window to side, double glazed french doors to rear garden.

LOUNGE

17' 7" x 12' 2" (5.36m x 3.71m)

Double glazed window to side, double glazed french doors to rear garden, electric feature fireplace, door to utility room

UTILITY ROOM

9' 6" x 6' 7" (2.90m x 2.01m)

Fitted with a range of base and wall mounted storage cupboards, space and plumbing for washing machine and tumble dryer, spotlights, door to study.

STUDY

11' 0" x 9' 5" (3.35m x 2.87m)

Spotlights, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

16' 11" x 12' 2" (5.16m x 3.71m) max

Double glazed window to rear, door to en-suite shower room

EN-SUITE SHOWER ROOM

Velux window to side, low level wc, wash hand basin, independent shower cubicle, spotlights.

BEDROOM TWO

13' 9" x 12' 0" (4.19m x 3.66m)

Double glazed window to front

BEDROOM THREE

12' 0" x 8' 4" (3.66m x 2.54m)

Storage cupboard, double glazed window to rear.

BEDROOM FOUR

13' 0" x 9' 6" (3.96m x 2.90m)

Double glazed window to front and rear

FAMILY BATHROOM

Obscure double glazed window to front, low level wc, wash hand basin, panelled bath with shower attachment over, spotlights.

EXTERIOR

To the front of the property there is a driveway that provides off road parking which in turn leads to the single garage with up and over door, power and light connected. The side gate gives access to the rear garden that measures approximately 90ft in depth and commences with a patio area with the remainder being laid to lawn. There is also a detached summer house/home office with power and light connected.

SERVICES

ALL MAIN SERVICES ARE CONNECTED.

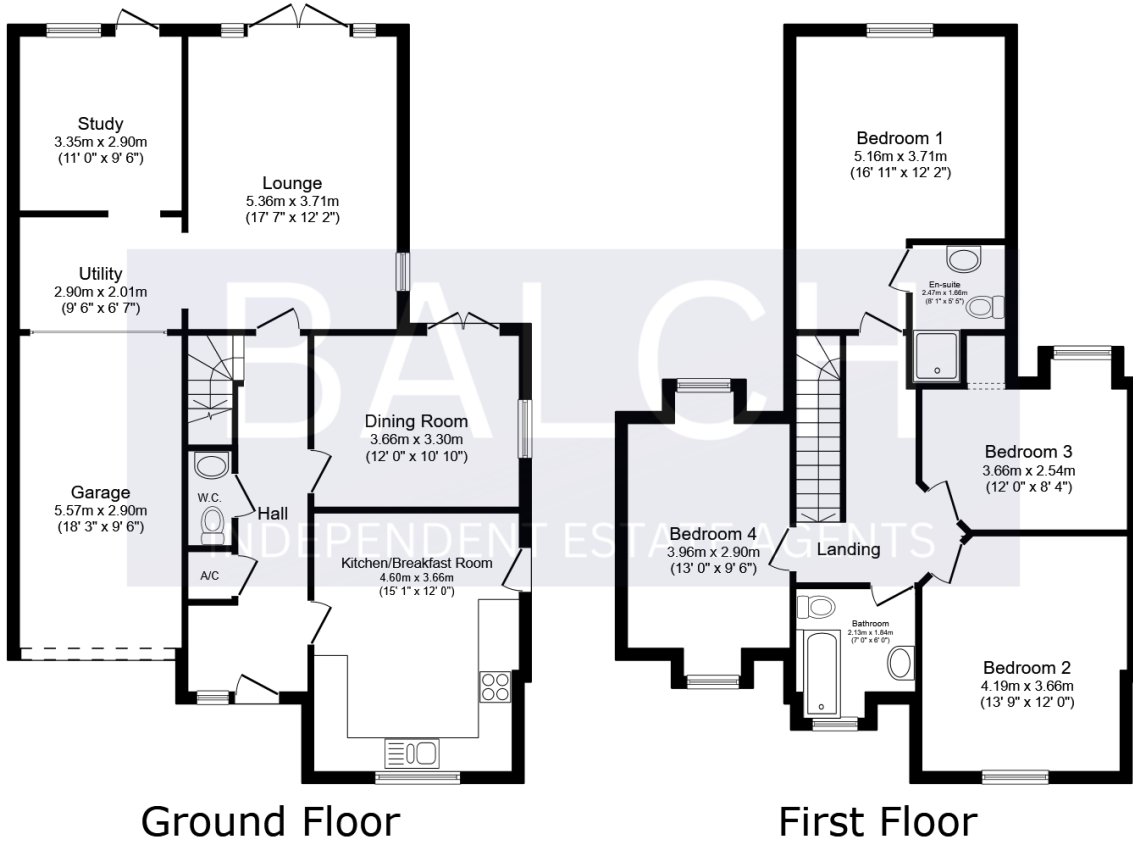
VIEWINGS

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



Ground Floor

First Floor

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