



# 135 Longstomps Avenue, Chelmsford, Essex, CM2 9BZ

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- APPROXIMATELY 70FT REAR GARDEN
- 24' LOUNGE/DINER
- 18' X 17' KITCHEN/BREAKFAST ROOM
- FIRST FLOOR BATH/SHOWER ROOM
- DRIVEWAY AND GARAGE
- SUMMER HOUSE/HOME OFFICE
- POPULAR LOCATION
- VIEWING ESSENTIAL





## PROPERTY DESCRIPTION

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A well presented older style three bedroom semi detached family home located within this sought after area. The accommodation comprises of an entrance hall, a large lounge/diner and kitchen/breakfast room to the ground floor with three bedrooms and a family bath/shower room to the first floor. The property further benefits from gas central heating, double glazing, driveway providing off road parking, single garage and a rear garden that measures approximately 70ft in depth which has the benefit of a summer house/home office with power connected. (Council Tax Band - D)

The property is well served with a section of local amenities. within walking distance there is a parade of shops which includes newsagents, chemist and doctors. A very convenient Tesco can be found a short walk away at the end of Longstomps Avenue.

Longstomps Avenue is within easy access of the A12 and the A414 and conveniently located to Chelmsford city centre and mainline train station 1.5 miles away providing direct access to Liverpool Street within approximately 35 minutes. A regular bus services runs along Gloucester Avenue and Galleywood Road at the top of Longstomps Avenue. Alternatively the city centre can be reached by foot in approximately 20 minutes. With its excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store. Recreation facilities include the newly refurbished Riverside Ice and Leisure Centre, two multi screen cinemas and a large selection of restaurants and bars.

Well regarded local schooling is within close proximity. A selection of outstanding private schools, two hugely popular primary schools including Moulsham Infants and Juniors and Mildmay Infants, as well as Moulsham Senior school.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, and several gyms. There are a selection of golf clubs within the area including Chelmsford golf club and the nearby Hylands Park estate, Chelmer Park, Galleywood common provide pleasant open spaces with Oaklands park and museum at the foot of Longstomps Avenue.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall.

### ENTRANCE HALL

14' 0" x 5' 1" (4.27m x 1.55m)

Stairs rising to first floor, doors to lounge/diner and kitchen/breakfast room

### LOUNGE/DINER

24' 4" x 10' 11" (7.42m x 3.33m)

Double glazed window to front, gas fire, access to kitchen/breakfast room

### KITCHEN/BREAKFAST ROOM

17' 1" x 18' 1" (5.21m x 5.51m)

Fitted with a range of base and wall mounted storage units, double glazed windows and door to rear garden, space for cooker with extractor over, space for fridge/freezer, integrated washing machine, integrated wine cooler, sink unit

### FIRST FLOOR LANDING

Loft access, double glazed window to side, doors to:

### BEDROOM ONE

13' 1" x 11' 1" (3.99m x 3.38m)

Double glazed window to front.

### BEDROOM TWO

11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to rear.

### BEDROOM THREE

8' 2" x 6' 1" (2.49m x 1.85m)

Double glazed window to front.

### FAMILY BATH/SHOWER ROOM

8' 1" x 6' 1" (2.46m x 1.85m)

Independent shower cubicle, low level wc, wash hand basin, panelled bath, heated towel rail, obscure double glazed window to rear.

### EXTERIOR

To the front of the property there is a shingle driveway that provides off road parking with the wooden double gates giving access to the single garage and rear garden which measures approximately 70ft in depth and commences with a raised decked area, with access to an area of artificial grass and large summer house/home office with power connected.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

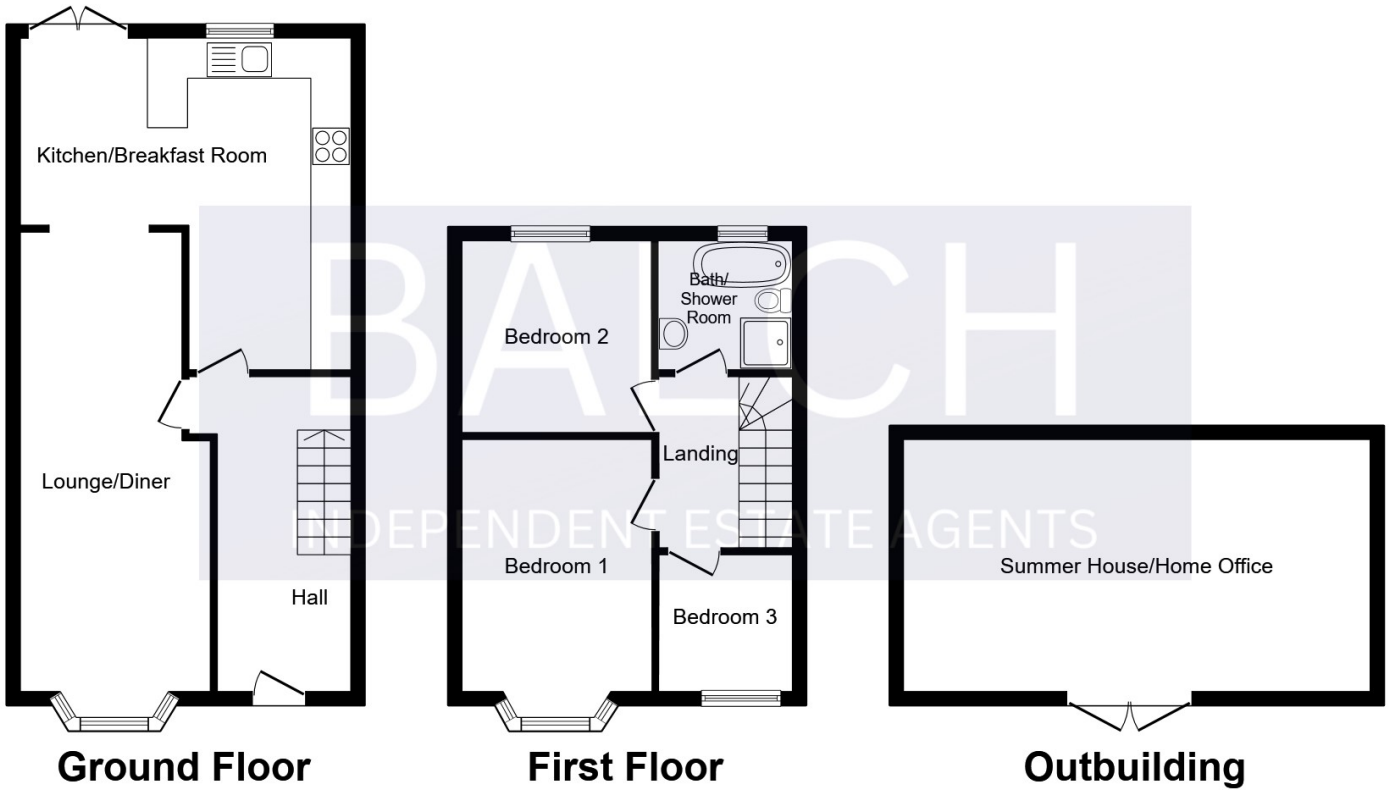
### VIEWINGS

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 & 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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