

78 Patching Hall Lane, Chelmsford, Essex, CM1 4DB

- Potential For Extension Subject to Planning
- Three Bedrooms
- Established Plot Of 0.21 Of An Acre (STLS)
- Detached Chalet Bungalow
- Popular Location
- Two Reception Rooms
- Fitted Kitchen
- Detached Garage and Workshop



PROPERTY DESCRIPTION

Situated on the popular road of Patching Hall Lane is this three bedroom chalet bungalow situated on a plot of just under 1/4 of an acre (STLS). The property offers well-proportioned rooms throughout and would lend itself to extension (STPP). The ground floor accommodation comprises a welcoming entrance hall providing access to two bedrooms, bathroom, kitchen, living room and garden room, stairs providing access to the first floor lead to the third bedroom.

Externally the property sits on an established plot measuring 0.21 acres. the plot is southerly facing and wraps around the entire property. A gated driveway leads to the front on the property and provides off road parking and leads to the detached garage and workshop. The majority of the plot is mainly laid to lawn with a selection of established shrubs and trees. There is a paved patio area which is ideal for entertaining with a delightful small pond. To the rear of the plot by the garage is a tarmacked patio area.

The property is located just over two miles from Chelmsford's city centre and mainline train station with direct links to London Liverpool Street within approximately 35 minutes. Chelmsford City centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice and leisure centre, County Cricket Ground and there are a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. The property is ideally located for well-regarded local schooling including ;Broomfield primary school,Chelmer Valley High School, St John Payne secondary school and top performing grammar schools KEGS and CCHS. The property enjoys open fields to the front aspect, and there are plenty of local walks with nearby villages including the Chignals and The Walthams with a selection of public houses and a popular area for keen cyclists.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to:

Entrance Hall

Stairs rising to first floor, access to bedrooms, bathroom, kitchen and living room.

Living Room

5.41m x 5.81m (17' 9" x 19' 1")

Windows to side and rear aspects, brick surround feature fireplace, door through to;

Garden Room

3.63m x 3.31m (11' 11" x 10' 10")

Windows and sliding doors to side aspect, leading to the garden patio.

Kitchen

3.49m x 3.32m (11' 5" x 10' 11")

Window and door to side aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, space for appliances, boiler.

Bedroom One

4.22m x 3.65m (13' 10" x 12' 0")

Window to rear aspect, fitted wardrobes.

Bedroom Two

3.28m x 3.80m (10' 9" x 12' 6")

Window to front aspect, fitted wardrobes.

Bathroom

2.7m x 1.73m (8' 10" x 5' 8")

Window to side aspect, wash hand basin, corner bath.

Separate Cloakroom

1.78m x 0.8m (5' 10" x 2' 7")

Window to side aspect , low level WC.

First Floor Landing

Cupboard housing airing cupboard, access through to;

Bedroom Three

3.97m x 2.56m (13' 0" x 8' 5")

Window to rear aspect, eaves storage cupboards.

Exterior

A gated driveway provides access to the front of the property, providing off road parking and access to the detached garage / workshop. The plot measures at 0.21 of an acre (STLS) and surrounds the property. The majority of the plot is mainly laid to lawn with a selection of established shrubs trees and hedges throughout. A paved patio area is situated outside the garden room, providing an ideal area for entertaining and features a small raised pond.

Agents Note

Tenure - Freehold

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

Broadband - BT Fibre and Sky available

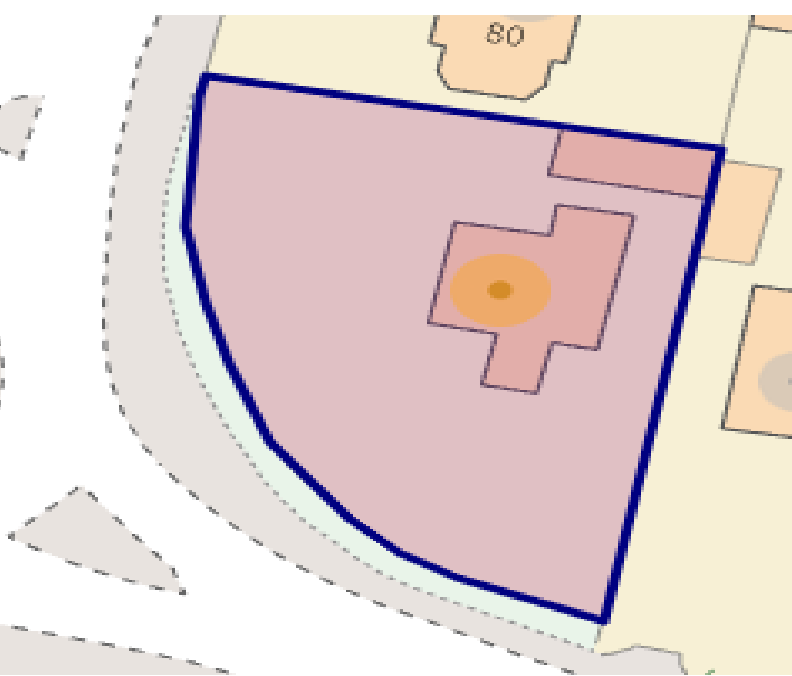
Council Tax Band - E

EPC - TBC

Viewings

By prior appointment with Balch Estate Agents.

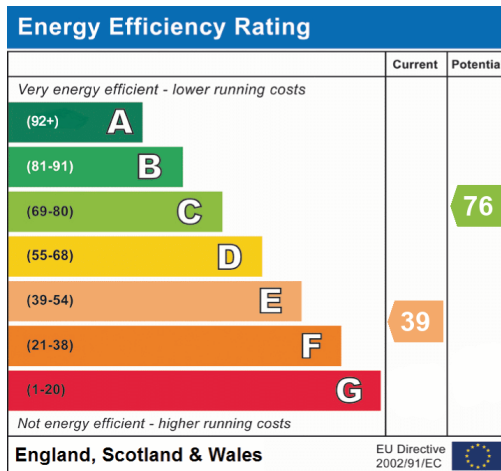
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC



This 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



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