



6 Laburnum Way, Hatfield Peverel, Chelmsford, Essex, CM3 2LP

- THREE BEDROOM DETACHED
- TWO RECEPTION ROOMS
- CONSERVATORY
- CLOAKROOM
- FITTED KITCHEN
- FAMILY BATHROOM
- DRIVEWAY FOR SEVERAL VEHICLES
- SINGLE GARAGE
- PLEASANT FRONT AND REAR GARDENS
- POPULAR AREA



PROPERTY DESCRIPTION

A Three bedroom detached family home situated within this quiet cul-de-sac and being within walking distance to schooling and local amenities to include Hatfield Peverel Main Line Train Station, shops and restaurants. The accommodation comprises of an Entrance Lobby, Entrance Hall, Two Reception Rooms, Cloakroom, Conservatory and Fitted Kitchen to the ground floor with Three Bedrooms and a Family Bathroom to the first floor. The property further benefits from a driveway that provides off road parking, single garage and a pleasant rear garden. (Council Tax Band - E)



ROOM DESCRIPTIONS

PROPERTY INFORMATION (WITH APPROXIMATE ROOM SIZES)

ENTRANCE LOBBY

ENTRANCE HALL

DINING ROOM

10' 5" x 8' 6" (3.17m x 2.59m)

LOUNGE

16' 9" x 11' 10" (5.11m x 3.61m)

CONSERVATORY

11' 7" x 10' 11" (3.53m x 3.33m)

CLOAKROOM

KITCHEN

9' 4" x 8' 9" (2.84m x 2.67m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 7" x 12' 0" (3.84m x 3.66m)

BEDROOM TWO

12' 0" x 10' 11" (3.66m x 3.33m)

BEDROOM THREE

10' 4" x 8' 5" (3.15m x 2.57m)

FAMILY BATHROOM

EXTERIOR

To the front of the property there is a driveway providing off road parking for several vehicles that leads to a single garage. The rear garden commences with a patio area with the remainder being laid to lawn.

VIEWINGS

By prior appointment with Balch Estate Agents.

For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide.



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