

**FOR SALE**

£350,000 Freehold



# 356 Dorset Avenue, Chelmsford, Essex, CM2 8HD

- THREE BEDROOM MID TERRACE
- LOUNGE & DINING AREA
- 0.2 MILE WALK TO GREAT BADDOW HIGH SCHOOL
- DOWNSTAIRS CLOAKROOM

- 0.3 MILE WALK TO LARKRISE PRIMARY SCHOOL
- COMMUNAL PARKING
- WELL PRESENTED FAMILY HOME
- OPEN EVENT ON THE 14TH FEBRUARY



## PROPERTY DESCRIPTION

Discover this charming three-bedroom terraced family home, beautifully presented throughout and perfectly situated in a sought-after location. Ideal for families or investors alike. The well-maintained accommodation includes a spacious lounge and dining area, allowing ample space for relaxing and entertaining.

Step inside to find a handy downstairs cloakroom, a perfect addition for modern family living. Upstairs, there are three good-sized bedrooms, providing comfortable living spaces for all family members. The family bathroom is thoughtfully designed to cater to your daily needs with ease and style.

One of the standout features of this home is the South facing garden, offering a peaceful and private outdoor space ideal for enjoying sunny days or evening gatherings. Additionally, the property benefits from communal parking, ensuring convenient and stress-free parking for residents and visitors alike.

Location is everything, and this home does not disappoint. Families will appreciate the proximity to excellent local schools; a short 0.3 mile walk takes you to the well-regarded Larkrise Primary School, while Great Baddow High School is just 0.2 miles away, making the morning school run a breeze. This convenient location also supports an active lifestyle and easy access to local amenities.

Don't miss your chance to own this delightful family home, offering excellent living space, a great location, and strong rental potential. Arrange a viewing today and start imagining your life in this fantastic property!



## ROOM DESCRIPTIONS

### Entrance Hall

4' 06" x 15' 08" (1.37m x 4.78m) Upvc door, radiator, stairs leading to the first floor

### Lounge/Dining Area

10' 09" x 23' 01" (3.28m x 7.04m) Double glazed window to the front, radiator, double glazed patio doors opening onto the rear garden

### Kitchen

06' 10" x 13' 10" (2.08m x 4.22m) Double glazed window to side aspect. Modern fitted kitchen with a range of floor and wall mounted units finished with wooden work surfaces featuring a stainless-steel sink with mixer tap, space for fridge freezer and dishwasher and washing machine, gas hob, electric oven.

### Cloakroom

Double glazed obscure window to the rear, low level wc, sink with vanity unit below.

### 1st Floor Landing

Storage cupboard and access to the loft

### Bedroom One

10' 09" x 10' 02" (3.28m x 3.10m) Double glazed window to front aspect, radiator.

### Bedroom Two

12' 09" x 9' 11" (3.89m x 3.02m) Double glazed window to rear aspect, and built in wardrobe

### Bedroom Three

8' 00" x 8' 11" (2.44m x 2.72m) Double glazed window to front aspect, radiator and built in storage cupboard

### Bathroom

5' 06" x 7' 00" (1.68m x 2.13m) Double glazed obscure window to the rear, panel bath with shower over, Concealed toilet system and integrated sink with vanity unit below, and storage, heated towel rail.

### Rear Garden

South facing garden, patio area, remainder laid to lawn, gate to the rear allows rear access to parking.

### Garden Storage

Brick built storage, with window.

### Front Garden

Laid lawn with foot path leading up to the house.

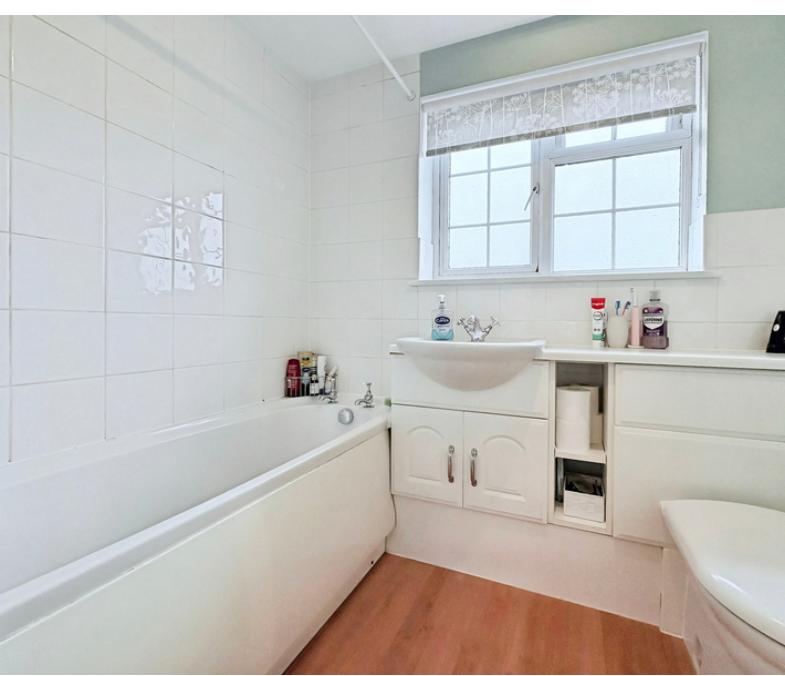
### Communal Parking

No parking permits required

### 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



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](http://www.Propertybox.io)