

FOR SALE

£600,000 Freehold



22 Wood Street, Chelmsford, Essex, CM2 9AS

- SUBSTANTIAL THREE BEDROOM FAMILY HOME
- DOUBLE GARAGE
- PARKING FOR NUMEROUS VEHICLES
- GENEROUS REAR GARDEN
- 25' LOUNGE/DINER
- FITTED KITCHEN
- EN-SUITE SHOWER ROOMS TO BEDROOMS ONE & TWO
- FAMILY BATHROOM
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

A substantial three bedroom family home being positioned on a corner plot within easy access of Chelmsford City Centre . The accommodation comprises of an entrance hall, 25' lounge/diner, fitted kitchen, family room and a cloakroom to the ground floor with three bedrooms, two of which have en-suite shower rooms and a separate family bathroom to the first floor. The property further benefits from having parking for numerous vehicles, double garage, gas central heating and a generous rear garden. No Onward Chain (Council Tax Band - D)

The property is located 1.3 Miles to Chelmsford City centre which offers excellent shopping facilities, entertainments and railway services to London Liverpool Street. The property also offers good transport links, including the A12 and A414 as well as linking to the M25 and M11 for access to London and the surrounding areas.



ROOM DESCRIPTIONS

Property Information

(with approximate room sizes)

Entrance door leads into the entrance hall.

Entrance Hall

Stairs rising to first floor, door to lounge/diner

Lounge/Diner

25' 4" x 13' 6" (7.72m x 4.11m) plus Bay

Double glazed bay window to front, double glazed french doors to side, understairs storage cupboard, door to kitchen.

Kitchen

13' 2" x 10' 6" (4.01m x 3.20m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to side, stainless steel sink unit, integrated appliances to include a double oven, fridge/freezer, dishwasher and washing machine, wall mounted Worcester gas combination boiler, door to inner lobby

Inner Lobby

Double glazed door to side, door to cloakroom and access to family room

Cloakroom

Low level Wc, wash hand basin.

Family Room

12' 9" x 11' 8" (3.89m x 3.56m)

Patio doors to rear garden.

First Floor Landing

Obscure double glazed window to rear, loft access, doors to:

Bedroom One

13' 8" x 9' 5" (4.17m x 2.87m) plus bay

Double glazed bay window to front and double glazed window to side, door to en-suite shower room

En-Suite Shower Room

Obscure double glazed window to side, low level wc, wash hand basin, independent shower cubicle.

Bedroom Two

10' 1" x 9' 9" (3.07m x 2.97m)

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

En-Suite Shower Room

Independent shower cubicle, heated towel rail, wash hand basin, low level wc.

Bedroom Three

12' 11" x 10' 5" (3.94m x 3.17m)

Double glazed window to side.

Family Bathroom

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

Exterior

To the front of the property there is a driveway that provides off road parking for numerous vehicles and in turn leads to the double garage with up and over door, power and light connected. Side access leads to the generous rear garden which commences with a patio area with the remainder being laid to lawn, outside tap, personal door to garage.

Services

All main services are connected.

Viewings

By prior appointment with Balch Estate Agents on 01245 258866.

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 or furnishings.

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.





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

