



## 20 Canterbury Way, Chelmsford, Essex, CM1 2XN

- Detached Family Home
- Four Bedrooms
- En Suite Shower Room
- Kitchen / Breakfast / Dining Room
- Living Room
- Cloakroom & Utility Room
- Conservatory
- South Facing Rear Garden Measuring Circa 35' In Depth
- Sough After Location to the West Side of the City Centre
- Walking Distance to the Station
- Garage and Driveway
- Potential to Extend STPP
- Easy Reach of King Edward VI & County High Grammar Schools



## PROPERTY DESCRIPTION

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Being offered to the market is this four bedroom detached family home situated on the sought after, West side of the city centre in a cul-de-sac location overlooking greensward. Accommodation is set over two floors and offers a well-considered, bright and airy flow. A entrance porch provides access to an entrance hall providing access to the living room, open plan style kitchen / breakfast / dining room and cloakroom. The ground floor accommodation is completed by a conservatory which could also be used as a dining area and a utility room which provides access into an integral garage with the option for conversion (STPP). To the first floor are four bedrooms, the master bedroom is served by an en-suite shower room. A family bathroom serves the remainder of the bedrooms.

Externally the property has a block paved driveway providing off road parking for multiple vehicles, access is provided to a garage with an up and over door, side access leads to the south facing, well maintained rear garden.

Canterbury Way is a quiet residential area with no through road, located to the West of Chelmsford's city centre approximately one mile from Chelmsford's mainline train station. Chelmsford city offers an excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time of approximately as 35 minutes. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of well-regarded local primary schools and nursery's within close proximity of the property, Chelmsford also offers a selection of private schools.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. There are two Bowls clubs within walking distance from the property; Chelmsford Bowls Club and RHP Bowls Club. There are a selection of open spaces with Admirals Park being within a short walk of the property and offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle.



# ROOM DESCRIPTIONS

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## Property Information

(With approximate room sizes)

Entrance door leading through to:

## Entrance Porch

6' 3" x 4' 0" (1.91m x 1.22m)

Sliding door to front aspect leading through to;

## Entrance Hall

Stair case rising to first floor, storage cupboard, access to cloakroom, living room, open plan kitchen / breakfast / dining room.

## Living Room

16' 5" x 10' 6" (5.00m x 3.20m)

Window to front aspect, electric feature fireplace, access to;

## Kitchen / Breakfast / Dining Room

18' 2" x 9' 7" (5.54m x 2.92m)

Window to rear aspect, patio doors leading to the conservatory. Range of matching wall and base units with work surfaces over, inset one and a half bowl single drainer unit with mixer tap, space for dishwasher, feature island with built in hob and oven with cooker hood above., space for fridge / freezer, integrated microwave, under-stairs storage cupboard.

## Conservatory

11' 7" x 9' 6" (3.53m x 2.90m)

Vaulted ceiling, door providing access to the rear garden, a useful room which could be used as a dining room or sun room if preferred.

## Utility Room

8' 5" x 5' 7" (2.57m x 1.70m)

Window and door to rear aspect leading to the garden, door providing access to the garage. Range of matching wall and base units with work surfaces over, space for washing machine and tumble dryer, wall mounted Vaillant gas fired boiler.

## Cloakroom

2' 8" x 7' 1" (0.81m x 2.16m)

Window to front aspect, low level WC, wash hand basin with mixer tap.

## First Floor Landing

Window to side aspect, access to loft space, over-stairs storage cupboard, access to bedrooms.

## Bedroom One

10' 0" x 10' 0" (3.05m x 3.05m)

Window to rear aspect, built in wardrobes, access to;

## En-Suite Shower Room

6' 8" x 6' 1" (2.03m x 1.85m)

Window to rear aspect, low level WC, pedestal wash hand basin with mixer tap, shower cubicle.

## Bedroom Two

13' 8" x 10' 6" (4.17m x 3.20m)

Window to front aspect, built in wardrobes, cupboards and drawer units.

## Bedroom Three

9' 9" x 8' 7" (2.97m x 2.62m)

Window to front aspect.

## Bedroom Four

6' 6" x 8' 9" (1.98m x 2.67m)

Window to rear aspect.

## Bathroom

7' 5" x 6' 5" (2.26m x 1.96m)

Window to front aspect, low level WC, pedestal wash hand basin with mixer tap, panelled bath.

## Exterior

The property is approached via a block paved driveway providing off road parking. Access is provided to the garage with up and over door to the front. Side access leads to the south facing rear garden. The garden measures approximately 35ft in depth and 50ft in width, commences with a block paved patio area, the remainder is mainly laid to lawn with well-maintained flower beds, shrubs and trees. A timber garden shed is to remain.

## Garage

14' 1" x 8' 8" (4.29m x 2.64m)

Up and over door to front aspect, integral door leading to utility room, electric, power, light and a tap connected.

## Agents Note

Tenure - Freehold

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

Broadband - Virgin, BT Fibre and Sky available

Council Tax Band - E

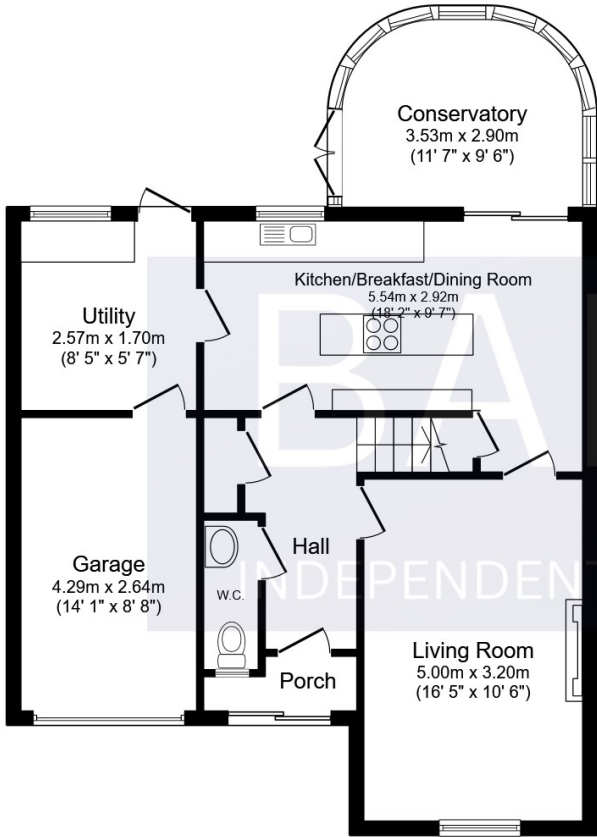
EPC - D

## Viewings

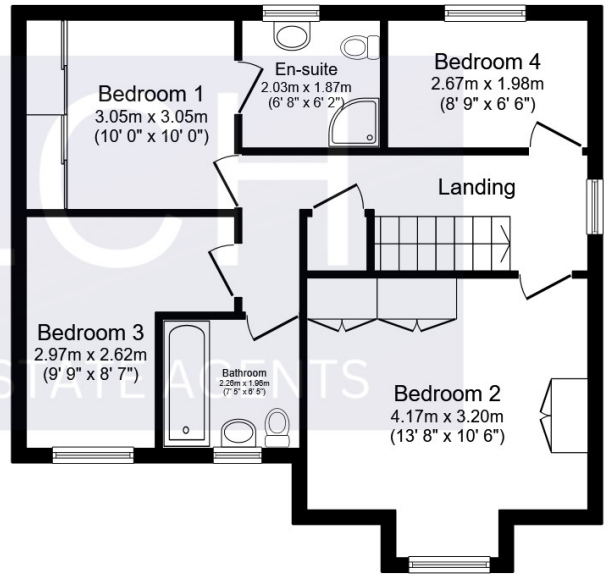
By prior appointment with Balch Estate Agents.

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.





**Ground Floor**



**First Floor**

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>		80
(55-68)	<b>D</b>	63	
(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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