



97 Longstomps Avenue, Chelmsford, Essex, CM2 9BZ

- THREE BEDROOM DETACHED
- FAVOURED LOCATION
- TWO RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN
- EN-SUITE BATHROOM TO BEDROOM ONE
- FAMILY BATH/SHOWER ROOM
- 120FT X 45FT REAR GARDEN
- POTENTIAL TO EXTEND STPP
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Situated in one of Chelmsford's most sought after Avenues and being within walking distance of the City Centre and mainline railway station is this 1930's built three bedroom detached property. The accommodation comprises of an entrance lobby, spacious entrance hall, three bedrooms with the principal bedroom having an en-suite bathroom, lounge, fitted kitchen, family bath/shower room and a separate dining room with access to the 18' x 14' conservatory. The property further benefits from gas central heating, double glazing, a driveway that provides off road parking for several vehicles, a mature rear garden that measures approximately 120ft in depth by 45ft wide and offers the potential to extend STPP. (Council Tax Band E)



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance lobby.

ENTRANCE LOBBY

Double glazed door to entrance hall.

SPACIOUS ENTRANCE HALL

Doors to:

LOUNGE

13' 10" x 11' 4" (4.22m x 3.45m)

Double glazed window to front and side, gas feature fireplace (not tested)

BEDROOM ONE

13' 7" x 11' 4" (4.14m x 3.45m)

Double glazed window to front, door to en-suite bathroom

EN-SUITE BATHROOM

7' 10" x 7' 0" (2.39m x 2.13m)

Obscure double glazed window to side, spotlights, vanity wash hand basin, low level wc, panelled bath with shower over, heated towel rail.

BEDROOM THREE

11' 11" x 6' 10" (3.63m x 2.08m)

Double glazed window to side.

FAMILY BATH/SHOWER ROOM

8' 8" x 7' 11" (2.64m x 2.41m)

Two obscure double glazed windows to side, panelled bath with shower attachment over, heated towel rail, wash hand basin, low level wc, independent shower cubicle, storage cupboard which also houses the gas boiler.

KITCHEN

12' 0" x 8' 4" (3.66m x 2.54m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to side and rear, double glazed door to rear garden, stainless steel sink unit, space for fridge/freezer, space and plumbing for washing machine and dishwasher, integrated electric oven and gas hob with extractor over.

BEDROOM TWO

14' 3" x 11' 4" (4.34m x 3.45m)

Double glazed window to rear, wooden ladder with access to the loft which has been fully boarded with light connected and measures 27'10" x 14'8".

DINING ROOM

14' 7" x 10' 11" (4.45m x 3.33m)

Double glazed windows and doors to conservatory, feature fireplace with brick surround.

CONSERVATORY

18' 11" x 14' 8" (5.77m x 4.47m)

Double glazed windows to rear and french doors providing access to the rear garden.

EXTERIOR

To the front of the property there is a driveway that provides off road parking for several vehicles and an up and over door leading to the storage area. Side access leads to the mature rear garden that measures approximately 120ft in depth by 45ft wide and commences with a patio area with the remainder being laid to lawn with a variety of trees, shrub and flower borders. There is an outside tap and a detached garage/workshop to the rear of the garden.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

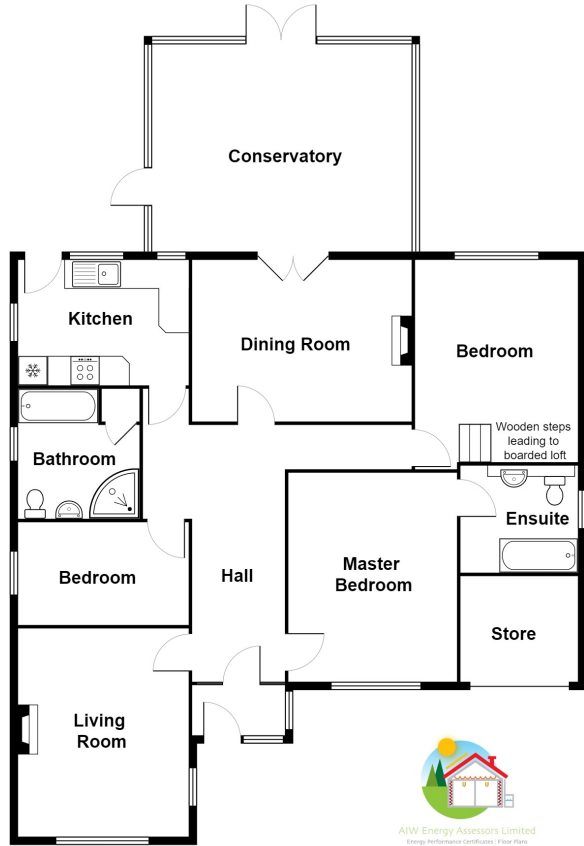
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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.



FLOORPLAN & EPC



Total Area: 133.6 m² ... 1438 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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