



## 4 Armistice Avenue, Beaulieu Park, Chelmsford, Essex, CM1 6AR

- TWO BEDROOM DETACHED
- CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- WELL PRESENTED
- WELL MAINTAINED REAR GARDEN
- LOCATED ON A WALKWAY
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- AVAILABLE NOW
- OFF ROAD PARKING



## PROPERTY DESCRIPTION

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LOCATED ON A WALKWAY IS THIS MODERN AND WELL PRESENTED TWO BEDROOM DETACHED HOUSE. THE ACCOMMODATION COMPRISES OF AN ENTRANCE HALL, CLOAKROOM, LIVING ROOM WITH ACCESS TO THE REAR GARDEN AND A WELL EQUIPPED KITCHEN WITH BUILT IN APPLIANCES. TO THE FIRST FLOOR, THERE IS A FAMILY BATHROOM AND TWO BEDROOMS WITH THE MASTER BEDROOM HAVING THE BENEFIT OF AN EN-SUITE SHOWER ROOM. EXTERNALLY THERE IS OFF ROAD PARKING AND A LARGER THAN AVERAGE REAR GARDEN.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

DOUBLE GLAZED ENTRANCE DOOR LEADS INTO  
ENTRANCE HALL.

### ENTRANCE HALL

6' 6" x 6' 0" (1.98m x 1.83m)

### CLOAKROOM

5' 5" x 4' 0" (1.65m x 1.22m)

### KITCHEN

11' 2" x 10' 7" (3.40m x 3.23m)

### LIVING ROOM

19' 0" x 12' 7" (5.79m x 3.84m)

### FIRST FLOOR LANDING

### BATHROOM

9' 11" x 7' 9" (3.02m x 2.36m)

### BEDROOM TWO

11' 9" x 9' 1" (3.58m x 2.77m)

### BEDROOM ONE

14' 1" x 11' 1" (4.29m x 3.38m)

### EN-SUITE SHOWER ROOM

9' 0" x 5' 2" (2.74m x 1.57m)

### EXTERIOR

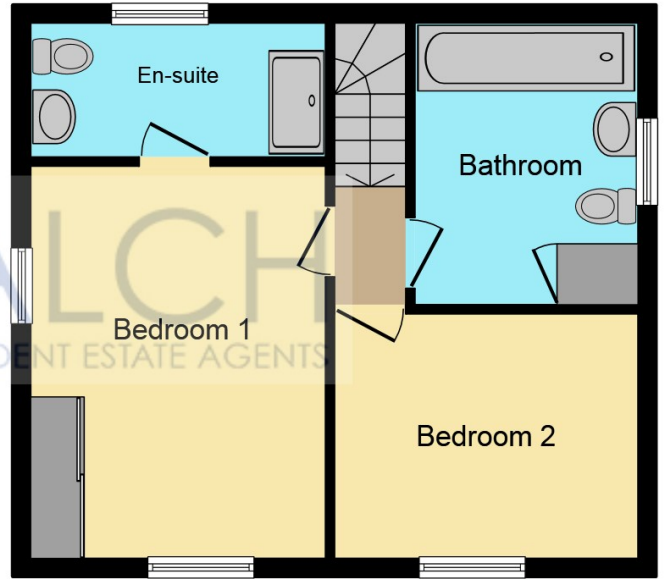
THE PROPERTY IS LOCATED ON A WALKWAY  
WITH A LARGER THAN AVERAGE REAR GARDEN.  
THERE IS ALSO OFF ROAD PARKING.



# FLOORPLAN & EPC




**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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