

FOR SALE

£585,000 Freehold



117 Watchouse Road, Galleywood, Chelmsford, Essex, CM2 8NG

- 1930'S BUILT SEMI DETACHED
- TWO RECEPTION ROOMS
- GARDEN ROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- REFITTED FAMILY SHOWER ROOM
- DRIVEWAY FOR SEVERAL VEHICLES
- SINGLE GARAGE
- MATURE REAR GARDEN MEASURING APPROX 80FT
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Located to the south of Chelmsford in the village of Galleywood is this 1930's built extended three bedroom semi detached family home. The accommodation comprises of an entrance porch, entrance hall, cloakroom, lounge, dining room, garden room and a refitted kitchen/breakfast room to the ground floor with three bedrooms and a refitted family shower room to the first floor. The property further benefits from a driveway that provides off road parking for several vehicles, single garage and a mature rear garden that measures approximately 80ft in depth which also has the benefit of a summer house, green house and a large workshop/hobbies room. Potential to extend S.T.P (Council Tax Band - D)

The village of Galleywood has a local parade of shops, Co-Op convenience store, primary school and a two public houses and benefits from good access on to the A12 for the A130 and M25. There are plenty of near by country walks including Galleywood Common which is located just a short walk away which is popular for families, dog walkers and mountain bikers. The Common is set in over a 100 acres of nature reserve and woodland being home to St Michael's Church and the Horse and Groom public house which is a popular spot for locals to stop and quench their thirsts. Just across the way from Pavitt Meadow there are a number of open spaces and walks with far reaching views across fields down to Galleywood Vineyard and Winery.

Chelmsford City Centre is under four miles away from the property and the village offers a regular bus service.

Chelmsford City Centre boasts comprehensive shopping facilities including two shopping precincts and the highly acclaimed Bond Street with John Lewis store, there are a wide array of independent and chain restaurants, many bars and the Riverside Leisure Centre and Ice rink. Chelmsford's train station provides direct links into London Liverpool Street with journey times of approximately 35 minutes. There are a number of highly regarded primary and secondary schools within close proximity.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leads into the entrance porch.

Entrance Porch

Doors leading into the entrance hall

Entrance Hall

Stairs rising to first floor, doors to cloakroom, lounge, dining room and kitchen.

Cloakroom

Understairs storage cupboard which also houses a water softener, low level wc, wash hand basin, obscure double glazed window to side.

Dining Room

13' 3" x 13' 11" (4.04m x 4.24m)

Double glazed bay window to front, gas fire and surround.

Lounge

16' 4" x 12' 11" (4.98m x 3.94m)

Double glazed doors leading into the garden room, gas feature fireplace.

Garden Room

12' 8" x 11' 7" (3.86m x 3.53m)

Double glazed windows and doors to the rear garden, velux windows.

Refitted Kitchen/Breakfast Room

13' 0" x 11' 7" (3.96m x 3.53m)

Refitted by Howdens and comprises of a range of wall and base storage cupboards, double glazed window to rear and door to rear lobby, ceramic sink unit, integrated electric double oven and 5 ring gas hob with extractor over, integrated microwave, integrated fridge/freezer, space and plumbing for washing machine and dishwasher.

Rear Lobby

Door leading to the garage and a separate door leading to the rear garden.

First Floor Landing

Loft access, double glazed window to side, doors to.

Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m)

Double glazed window to front.

Bedroom Two

12' 5" x 10' 9" (3.78m x 3.28m)

Double glazed window to rear, a selection of fitted wardrobes and drawers.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed window to rear, loft access, fitted wardrobes.

Refitted Family Shower Room

Obscure double glazed window to front, independent shower cubicle, wash hand basin, low level wc, fully tiled surround.

Exterior

To the front of the property there is a driveway that provides off road parking for several vehicles which in turn leads to the single garage with up and over door, power and light connected.

The mature rear garden measures approximately 80ft in depth and commences with a patio area with the remainder being laid to lawn with a variety of trees, flowers and shrubs. There is also a summer house, green house and a large workshop/hobbies room.

Services

All main services are connected.

Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

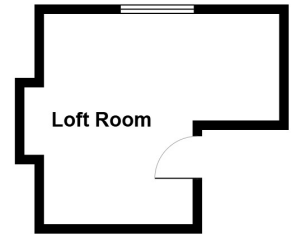
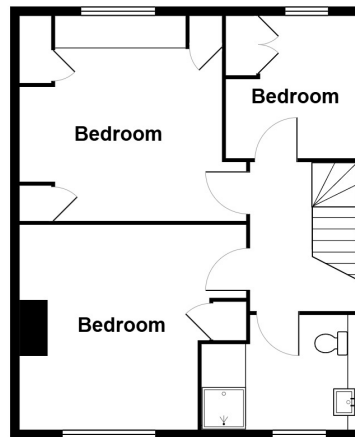
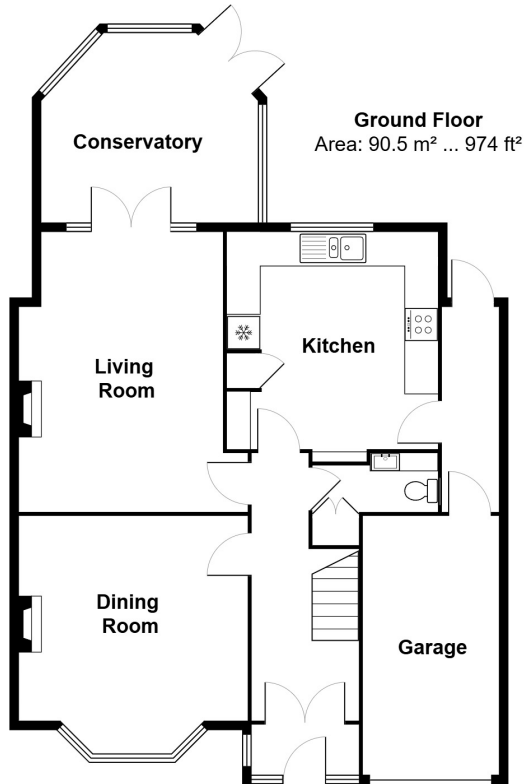
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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



AIW Energy Assessors Limited
Energy Performance Certificates | Floor Plans
T | 01245 445215 | 07914 268496 | E | ianwillson@hotmail.co.uk

Total Area: 148.4 m² ... 1597 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		76
(55-68) D		
(39-54) E	54	
(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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