



3 Chignal Road, Chelmsford, Essex, CM1 2JA

- RECENTLY REFURBISHED & MODERNISED
- FIVE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOMS TO BEDROOMS ONE & TWO
- GROUND FLOOR FAMILY BATHROOM
- FIRST FLOOR FAMILY SHOWER ROOM
- OPEN PLAN LOUNGE/KITCHEN/DINING ROOM
- NICHOLAS ANTHONY KITCHEN
- MATURE REAR GARDEN
- DRIVEWAY FOR NUMEROUS VEHICLES
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Having undergone extensive updating and modernisation over recent times is this versatile, five bedroom detached family home. The ground floor accommodation comprises of a spacious entrance hallway, bedrooms two and four with bedroom two having the benefit of a en-suite shower room, separate family bathroom and an open plan lounge/kitchen/dining room with the kitchen being installed with a Nicholas Anthony kitchen. The first floor accommodation comprises of bedrooms one, three and five with bedroom one having the benefit of an en-suite shower room, there is also a separate shower room. The property further benefits from gas central heating, double glazing, driveway providing off road parking for numerous vehicles and a good size mature westerly facing rear garden. (Council Tax Band - E)

The property is located on the popular Chignal Road, which is positioned approximately 1.5 miles west of Chelmsford City Centre. Local amenities within the area include a Morrison's supermarket and local schooling can be found at the nearby Newlands Spring development. Bus routes provide access to Chelmsford City Centre which provide an extensive range of shops and leisure facilities along with the mainline railway station with services to London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the spacious entrance hall.

SPACIOUS ENTRANCE HALLWAY

BEDROOM FOUR - (GROUND FLOOR)

11' 10" x 10' 11" (3.61m x 3.33m)

BEDROOM TWO - (GROUND FLOOR)

14' 1" x 10' 11" (4.29m x 3.33m)

Door to en-suite shower room.

EN-SUITE SHOWER ROOM

FAMILY BATHROOM

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM

31' 2" x 24' 11" (9.50m x 7.59m)

FIRST FLOOR LANDING

BEDROOM ONE

14' 1" x 11' 6" (4.29m x 3.51m)

Door to en-suite

EN-SUITE SHOWER ROOM

FAMILY SHOWER ROOM

BEDROOM THREE

13' 11" x 11' 1" (4.24m x 3.38m)

BEDROOM FIVE

9' 0" x 6' 6" (2.74m x 1.98m)

EXTERIOR

To the front of the property there is a driveway that provides off road parking for numerous vehicles and a side gate that leads to the mature rear garden that commences with a patio area with the remainder being laid to lawn.

VIEWING

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 fitting. Room sizes should not be relied upon for carpets and furnishings.

SERVICES

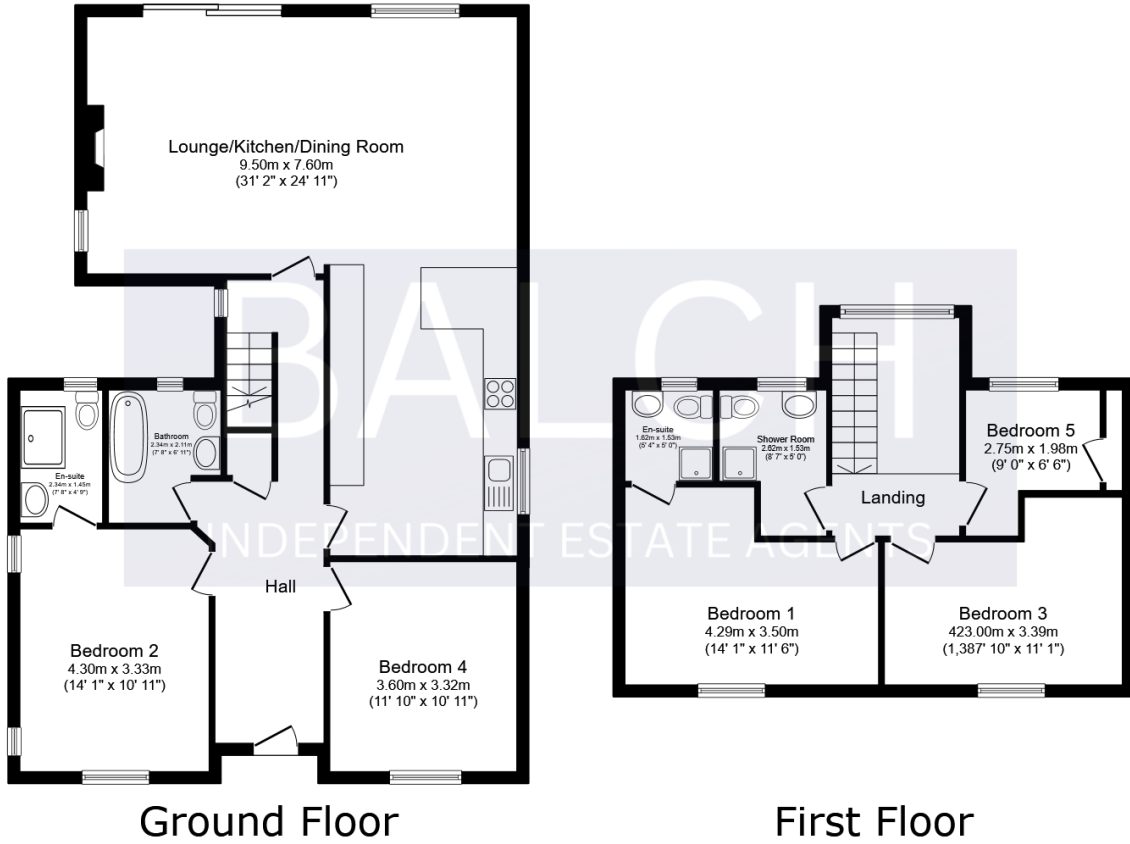
All main services are connected.

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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(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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