



# 19 Waterhouse Lane, Chelmsford, Essex. CM1 2TE

- Detached House
- Three Bedrooms
- Off Road Parking
- Approximately 1.5 Miles from Chelmsford City Train Station
- Extended
- Two Reception Rooms
- Fitted Kitchen / Breakfast Room
- Downstairs Cloakroom





## PROPERTY DESCRIPTION

---

Situated approximately 1.5 miles from Chelmsford's city centre and main line train station is this three bedroom detached family home. Accommodation is set over two levels with well proportioned rooms and a well-considered flow throughout. To the ground floor there are two reception rooms, downstairs cloakroom, fitted kitchen / breakfast room. To the first floor are three bedrooms served by a family bathroom. Externally the property benefits from off road parking and an enclosed rear garden.

The property is located within easy access to Chelmsford's city centre and mainline train station providing direct links to London Liverpool Street (journey time approximately 35 minutes). Chelmsford city centre boasts a wider array of 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.



## ROOM DESCRIPTIONS

---

### Property Information

(With Approximate Room Sizes)

Entrance door leading into:

### Entrance Hallway

Stairs rising to first floor, two windows to front aspect, doors leading through to the downstairs accommodation and storage cupboard.

### Living Room

3.65m x 3.34m (12' 0" x 10' 11")

Bay window to front aspect, feature fire place,

### Dining Room

3.65m x 3.40m (12' 0" x 11' 2")

French doors to rear aspect, feature fire place.

### Fitted Kitchen / Breakfast Room

2.96m x 4.91m (9' 9" x 16' 1")

Window to side aspect, window to rear aspect and two velux skylight windows, range of fitted wall and base units with work surfaces over, integrated double oven and space for appliances, inset butler sink.

### Cloakroom

Low level WC, wash hand basin.

### First Floor Landing

Window to side aspect, doors leading to bedrooms and family bathroom.

### Bedroom One

3.64m max x 3.34m (11' 11" x 11' 2") Window to rear aspect, cast iron feature fireplace.

### Bedroom Two

3.64m x 3.34m (11' 11" x 10' 11") Window to front aspect, cast iron feature fireplace.

### Bedroom Three

2.36m x 2.10m (7' 9" x 6' 11")

Window to front aspect.

### Family Bathroom

Window to rear aspect, ;low level WC, wash hand basin, paneled P shape bath with shower over, heated towel rail.

### Exterior

To the front of the property there is a driveway providing off road parking. Gated side access leads through to the enclosed rear garden. The rear garden commences with a paved patio area and the remainder is mainly laid to lawn with some shrubs and trees to the rear boundary.

### 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.

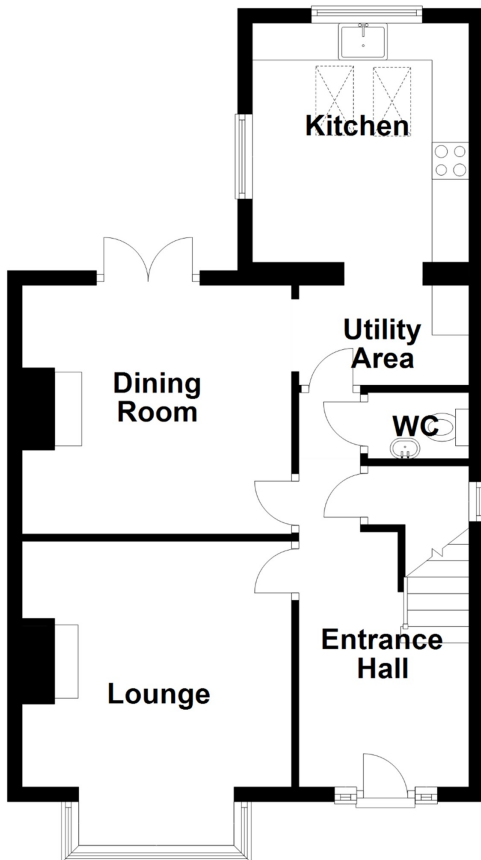


# FLOORPLAN & EPC



Created by  
**efficient**  
EPCs & PROPERTY PRESENTATION

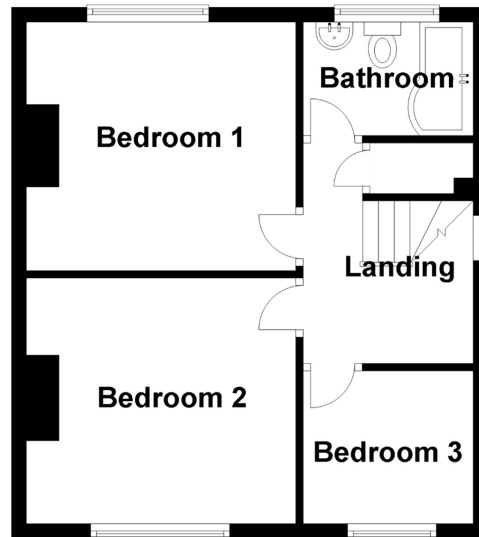
## Ground Floor



APPROX INTERNAL FLOOR AREA  
94 SQ M 1017 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(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	

Chelmsford  
3-3a, Tindal Square, Chelmsford, CM1 1EH  
01245 258866  
selling@balchagents.com