



194a Watchouse Road, Chelmsford, Essex. CM2 8NF

GUIDE PRICE £425,000 - £450,000

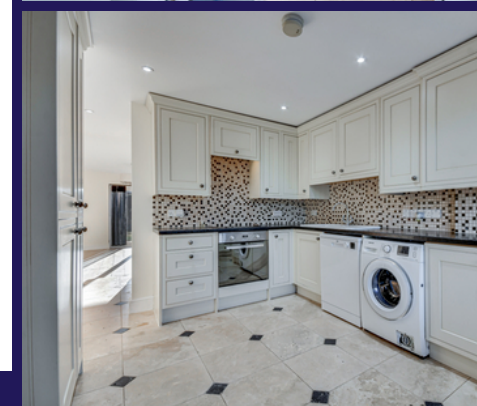
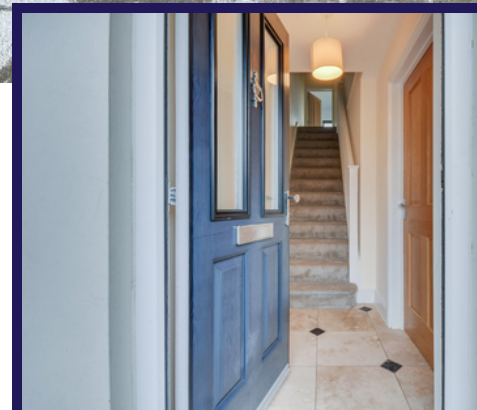
NO ONWARD CHAIN

Watchouse Road, Chelmsford, CM2

An immaculately presented three-bedroom modern home with off-road parking, private garden and stylish interiors

Built circa 2010, this attractive and well-proportioned three-bedroom property offers contemporary living arranged over two floors, finished to a high standard throughout and ideally positioned within a popular residential area of Chelmsford.

The home has recently benefitted from brand new carpets throughout and features oak internal doors



£425,000 Freehold

PROPERTY DESCRIPTION

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The home has recently benefitted from brand new carpets throughout and features oak internal doors to all rooms, enhancing the quality feel of the accommodation. Externally, the property enjoys a private driveway providing off-road parking for multiple vehicles along with a pleasant rear garden.

Ground Floor Accommodation

Entrance Hall

A welcoming entrance with stairs rising to the first floor and access to the main living areas.

Kitchen – 3.86m x 3.15m (12'8" x 10'4")

A well-appointed kitchen fitted with a range of matching wall and base units, integrated oven and hob, ample worktop space and room for appliances. The kitchen benefits from excellent natural light and tiled flooring, with direct access to the adjoining utility/home office.

Utility Area / Home Office – 1.52m x 2.05m (5' x 6'9")

A versatile and valuable additional space currently arranged as a utility area, but equally well suited for use as a home office, study or

ROOM DESCRIPTIONS



MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Double Glazing, Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Is the property listed? No

Are there any restrictions associated with the property? No

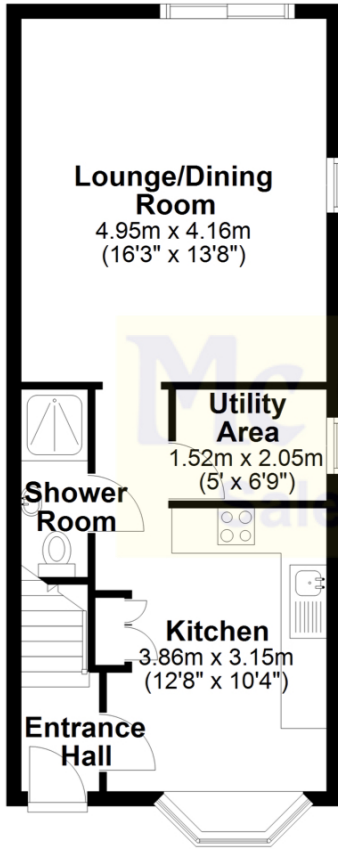
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

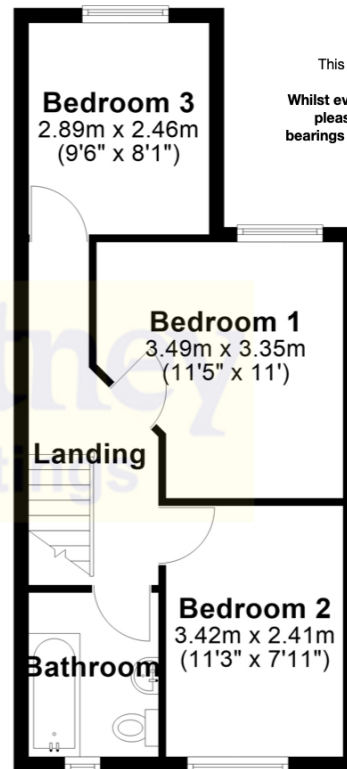


FLOORPLAN

Ground Floor



First Floor



Approximate Internal Floor Area
Total 81 SQ M 876 SQ FT

This floor plan is for guidance to layout 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. Copyright McCartney Estate Agents

