

Longmead Avenue, Chelmsford, Essex, CM2 7EG



Freehold

Guide Price

£625,000 -

£650,000

Subject to contract

3 bedrooms  
2 reception rooms  
2 bathrooms





## Some details

**\*\*\*No onward chain\*\*\***

The property offers a spacious entrance hall with Parquet type flooring which is continued throughout the ground floor accommodation. The light and airy lounge offers a large window overlooking the front and attractive inset feature fireplace. The converted garage now forms a useful office space which provides potential for a variety of uses. Heart of the home, the magnificent kitchen/dining room is an impressive space with two sets of sliding doors leading on to the dining terrace. The modern fitted kitchen is well equipped with a range of integrated appliances and central island/breakfast bar. There is an adjacent utility room with a further range of storage units which allow space and plumbing for utility appliances and in turn the ground floor cloakroom with shower cubicle can be found.

To the first floor are three generously proportioned bedrooms and a family bathroom with white suite comprising panel enclosed bath with shower over, WC and wash hand basin inset to vanity unit.



**\*\*\*No onward chain\*\*\***

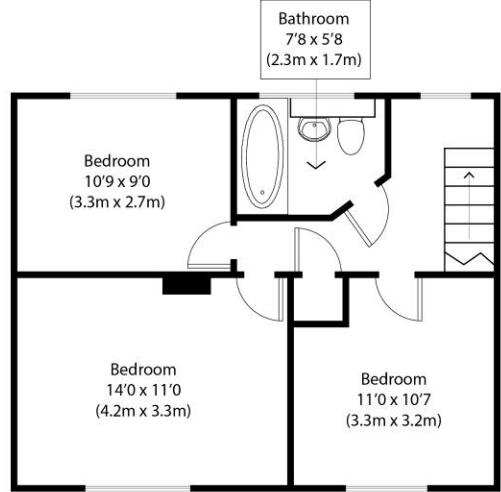
A beautifully presented 3 bedroom detached family home with impressive living space, 2 receptions, 2 bathrooms situated within walking distance to local shops and schools. 2 miles from Chelmsford City Centre and mainline rail station.



Ground Floor

Approximate Gross Internal Area  
 1720 sq ft (160 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not dispute the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk



First Floor





**Entrance hall**  
not measured

**Lounge**  
19' 0" x 16' 5" into bay (5.79m x 5m)

**Kitchen/dining room**  
26' 4" x 18' 8" (8.03m x 5.69m)

**Utility room**  
12' 3" x 7' 1" (3.73m x 2.16m)

**Cloakroom/shower room**  
not measured

**Office**  
12' 3" x 7' 1" (3.73m x 2.16m)

**First floor landing**

**Bedroom one**  
14' x 11' (4.27m x 3.35m)

**Bedroom two**  
11' x 10' 7" (3.35m x 3.23m)

**Bedroom three**  
10' 9" x 9' (3.28m x 2.74m)

**Bathroom**  
7' 5" x 5' 8" (2.26m x 1.73m)

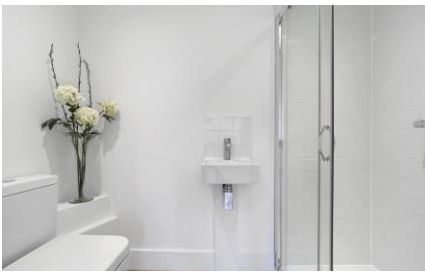
**Bike storage/Garage**



Stay ahead  
with early bird  
alerts...

Hear about homes for sale  
**before** they are advertised  
on Rightmove, On the Market  
or in the paper.





## The outside

The property is set back from the road and approached by a paved drive providing parking. The converted garage still has an up and over door with storage space to the front. There is a gated side access which leads to the generous rear garden which commences with a terrace, perfect for alfresco dining. Steps lead down to the remainder of the garden which is predominately laid to lawn, bordered with mature bushes and trees.

## Where?

Great Baddow is conveniently located to the south east of Chelmsford city centre and is very popular with families with its selection of sought after schools, easy access to the A12 and A130 for commuting and offers a selection of open green areas and parks. Longmead Avenue is conveniently located within 0.4 of a mile of Meadgate Primary school, 0.8 of a mile of Baddow Hall Infants and Junior schools and within 1.3 miles of two popular High Schools, there are a selection of day to day amenities located at the nearby Vineyards shopping centre which is within 0.5 of a mile of the property.

There is a regular bus service that runs along Longmead Avenue and provides access to Chelmsford city centre and mainline station which is located within 2 miles of the property.

Chelmsford city centre offers a comprehensive range of shopping and recreational facilities which includes its pedestrianised High Street, two shopping precincts, Bond Street with John Lewis and an array of other designer stores, two multi screen cinemas and a wide selection of restaurants serving cuisines from around the world.

Chelmsford's mainline station offers a direct service to London Liverpool St with a journey time as fast as 30 minutes. Longmead Avenue is located within easy access of Essex Yeomanry Way which provides access into the city centre as well as access out of Chelmsford via the A130 or A12, this makes Great Baddow extremely popular with those who commute by road.

Have *your*  
home valued  
by us...

and get **FREE professional advice**. Book it now at

[fennwright.co.uk](http://fennwright.co.uk)

## Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - BMR

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

To make an appointment to view this property please call us on 01245 292 100.





## Directions

SatNav. CM2 7EG. For full directions please contact a member of the sales team on telephone number 01245 292100.

To find out more or book a viewing

# 01245 292 100

[fennwright.co.uk](http://fennwright.co.uk)

**Fenn Wright** is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

