

Pine Lodge , Links Drive, Chelmsford, Essex, CM2 9AW



Freehold

Guide Price

£750,000

Subject to contract

Structural work required

For sale by informal tender

Bids to be received by midday
on Wednesday, 1st September 2021



Some details

General information

A fantastic opportunity to place your own stamp on this five-bedroom detached family home situated on one of Chelmsford's premier roads just 2 miles from Chelmsford's mainline station with the added benefit of no onward chain.

This much-loved family home is being offered for sale after 50 years with the current owners. Generously proportioned rooms and a large, secluded garden offer excellent potential for development with modernisation and structural work required.

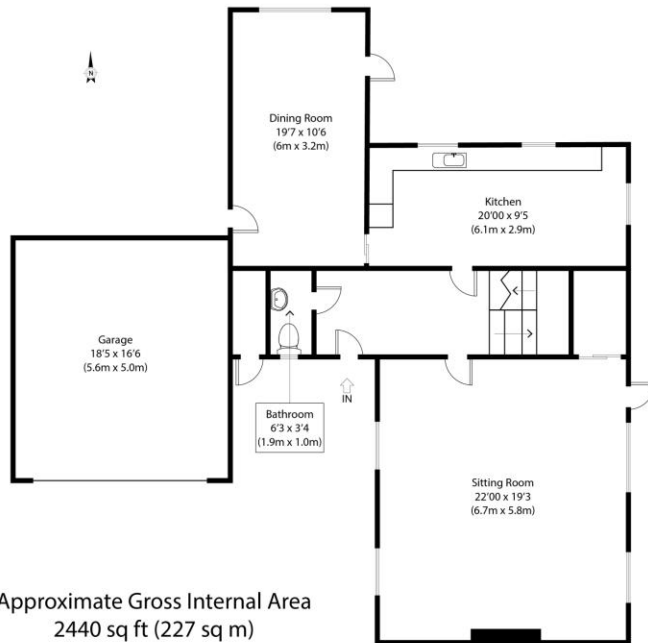
A welcoming reception hall has stairs to the first floor and provides access to a cloakroom, storage cupboard and has access into the kitchen and sitting room which offers charming surround garden views.

The kitchen offers views to the North elevation and currently offers a range of wooden eye and base level units. From here the dining room completes the ground floor offering access to the rear garden and also the utility room.

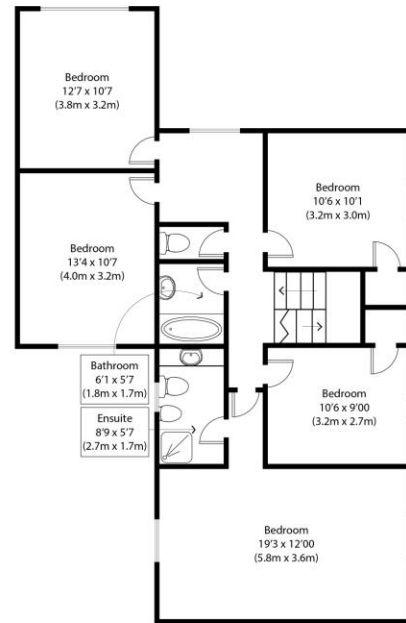
To the first floor are five generously proportioned bedrooms, one benefiting from en-suite facilities. There is also a bathroom with wash hand basin and separate room with a WC.



Excellent potential for development with modernisation and structural work being required. No onward chain



Ground Floor



First Floor



Entrance hall

Cloakroom

Sitting room

22' x 19' 3" (6.71m x 5.87m)

Kitchen

20' x 9' 5" (6.1m x 2.87m)

Dining room

19' 7" x 10' 6" (5.97m x 3.2m)

Utility room

10' x 12' (3.05m x 3.66m)

First floor landing

Master bedroom

19' 3" x 12' (5.87m x 3.66m)

Ensuite

8' 9" x 5' 7" (2.67m x 1.7m)

Bedroom two

13' 4" x 10' 7" (4.06m x 3.23m)

Bedroom three

12' 7" x 10' 7" (3.84m x 3.23m)

Bedroom four

10' 6" x 10' 1" (3.2m x 3.07m)

Bedroom five

10' 6" x 9' (3.2m x 2.74m)

Bathroom

6' 1" x 5' 7" (1.85m x 1.7m)

Separate toilet

Garage

18' 5" x 16' 6" (5.61m x 5.03m)



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The outside

This impressive property occupies a generous corner plot and is set back from the road with ample room for off road parking, both at the front of the property and to the side, with a double garage with up and over door.

Side pedestrian access leads to the wonderful and generously sized garden. The garden wraps around the front, side and rear of the house and is mainly laid to lawn interspersed with mature shrubs and flowers. A variety of tall hedges and trees create seclusion.

Where?

Links Drive is one of the most desirable residential roads in the area comprising substantial detached houses in a quiet cul-de-sac two miles to the south of the city centre. Widford Lodge Preparatory School is at the bottom of the road, as is Chelmsford Golf Course, now recognised as one of the best in the County of Essex. The beautiful Hylands Park with 574 acres of historic parkland, and a large Tesco's are also within walking distance.

For the commuter there is convenient access to the A12 and A414, along with Chelmsford's mainline railway station serving London Liverpool Street with an approximate journey time of only 35 minutes.

Chelmsford has a vibrant city centre with a vast array of shops and restaurants along with a wide choice of both state and public schooling including two excellent Grammar schools and a University.

Important information

Council Tax Band - G

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

Tenure - Freehold

EPC rating - D

Our ref - BMR

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Agents note

The property had a structural survey carried out in December 2020 by an independent firm of structural engineers, which indicated that the property has suffered some subsidence to the North and East wall together with lintel failure to all ground floor windows. There is external cracking to the west wall, all the soldier courses over the ground floor windows have failed or are close to failure, due to the lack of support of the external brickwork skin.

Underpinning is required to the East and North boundary of the property We understand that it is recommend that all ground floor windows are repaired by installation of single skin lintels to support external skin of brickwork, with pad stones at both ends, as specified by the manufacturer. For further details and information please contact Fenn Wright.

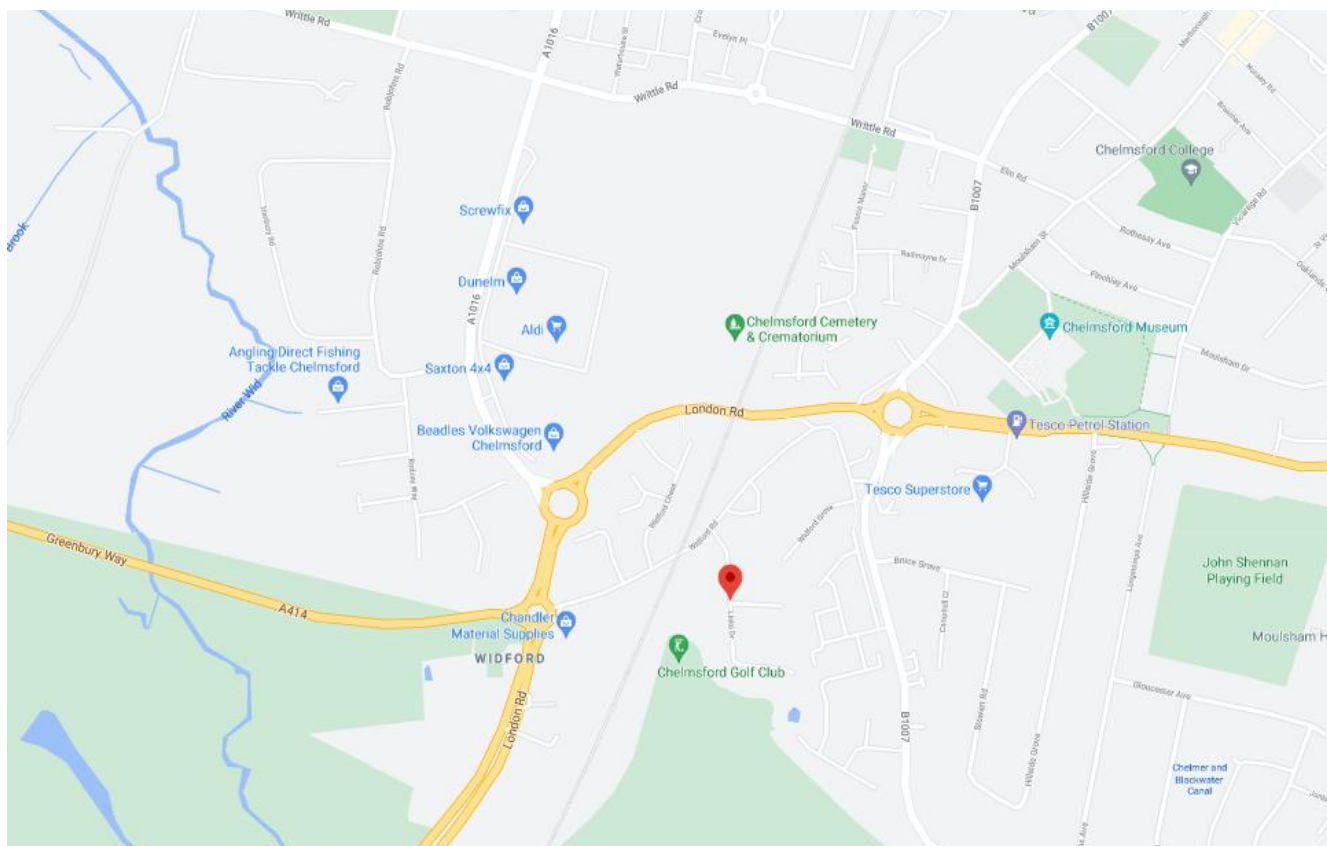
Further information

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

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Viewing

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



Directions

SatNav. CM2 9AW. For full directions please contact a member of the sales team on telephone 01245 292100

To find out more or book a viewing

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