

Parklands Drive, Chelmsford, Essex, CM1 7RJ



Freehold
Offers In Excess Of
£450,000
Subject to contract

4 bedrooms
2 reception rooms
Bathroom & ground floor cloakroom



Some details

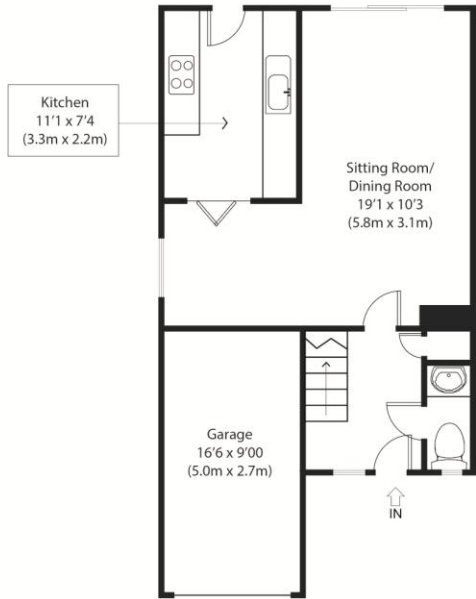
The property features a ground floor cloakroom/WC, spacious L-shaped sitting room/diner, three double bedrooms, further bedroom/home office and a modern first floor bathroom. Of further benefit is the integral single garage with up and over door and off road parking immediately to the front of it.

To the ground floor, the welcoming entrance hall including understairs storage cupboard provides access to both the cloakroom and sitting room/diner. The cloakroom has a low level WC, wash hand basin and a window to front. The attractive L-shape dining room/lounge is carpeted and benefits from French doors offering access and views of the impressive garden. Adjacent is the recently fitted contemporary kitchen offering worktops, plumbing for washing machine and an integrated dishwasher, range of base and eye level units and door to garden.

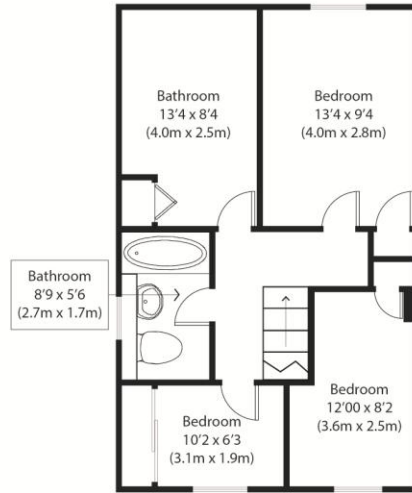
To the first floor, off the spacious landing are three double bedrooms all with ample storage, further bedroom/home office as well as a modern family bathroom with three piece white suite including low level WC, wash hand basin and enclosed P-shaped bath with shower screen as well as various storage and cosmetic cupboards.



A stylishly presented four bedroom semi-detached family residence benefiting from a contemporary recently fitted kitchen, useful garage and off street parking, large private rear garden.



Ground Floor



First Floor



Approximate Gross Internal Area 1130 sq ft (105 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt 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.ojphoto.co.uk





Hallway

not measured

WC

not measured

Sitting/dining room

19' 1" x 10' 3" (5.82m x 3.12m)

Kitchen

11' 1" x 7' 4" (3.38m x 2.24m)

First floor landing

Bedroom

13' 4" x 9' 4" (4.06m x 2.84m)

Bedroom

13' 4" x 8' 4" (4.06m x 2.54m)

Bedroom

12' 0" x 8' 2" (3.66m x 2.49m)

Bedroom/home office

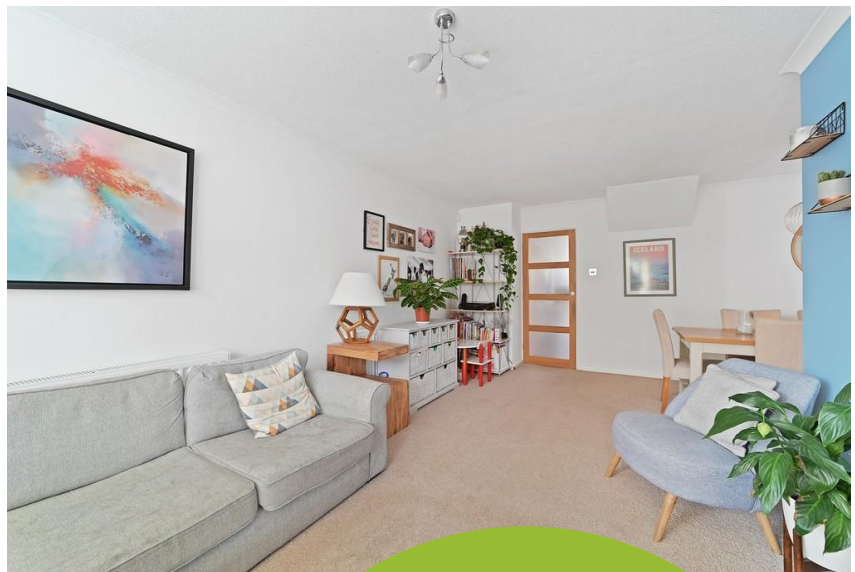
10' 2" x 6' 3" (3.1m x 1.91m)

Bathroom

8' 9" x 5' 6" (2.67m x 1.68m)

Garage

single



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The outside

Gardens to the front are open plan, laid to lawn with some shrubs. The driveway to the front of the property allows parking for additional vehicles and gives access to the integral single garage with up-and-over door, light and power connected. Side access leads to the generous sized private rear garden which is mainly laid to lawn with a paved area and some formal flower beds.

Where?

The property is located in an established and highly regarded area of Chelmsford and within walking distance of Chelmsford's city centre and mainline railway station, providing an approximate journey time to London Liverpool Street of 35 minutes. Chelmsford city centre is located around 0.5 of a mile to the south of the property and provides a popular High Street with a wide collection of shopping and recreational facilities.

The area provides excellent educational facilities being in the catchment area for Trinity Road Primary School and Boswells Secondary School with further state and private schooling available in the surrounding areas. Nearby is the popular Pollards Meadow recreation ground providing a wealth of open space and a children's activity park and the beautiful Chelmer Valley Local Nature Reserve is within a minute's walk.

The property has convenient access to the A12 dual carriageway linking both northbound towards Colchester and southbound towards the M25 and beyond.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - D

Our ref - JG

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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. CM1 7RJ. 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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