

17 Cornflower Drive, Chelmsford, Essex, CM1 6XY



3 bedrooms,  
2 reception rooms  
2 bathrooms

**Freehold**

Guide Price of

**£425,000-**

**£450,000**

Subject to contract



## Some details

### General information

Offering modern décor throughout, to the ground floor the property consists of a welcoming entrance porch, generous sized living room, study/potential bedroom four and a stunning kitchen/breakfast room leading to a veranda overlooking the garden. The first floor provides three bedrooms and an excellent family shower room, all of which run off the spacious landing.

To the ground floor, the porch provides access to the spacious living room to front offering wood flooring, complimented by the bespoke wooden shutters which continue throughout most of the house. Nestled to the right is a useful study/bedroom four, again with wood floors and benefitting from an en-suite bathroom, including panel enclosed bath, low level WC, wash hand basin and tiled flooring. To the rear the kitchen/breakfast room includes a range of base and eye level units, granite work surfaces, integral washer/dryer, integral dishwasher, integral fridge freezer, sink with mixer tap, waist height built-in Neff oven, Worcester combination boiler, wine cooler, induction hob, built-in Sonas speakers, tiled flooring as well as sleek bi-fold doors leading to the fabulous veranda.

The first floor provides three bedrooms all positioned off the spacious landing. Furthermore, there is a family shower room offering a corner walk-in shower cubicle with glass screen, low level WC, vanity wash hand basin and a wall mounted heated chrome towel rail.

### Kitchen/breakfast room

17' 5 (max)" x 12' 9 (max)" (5.31m x 3.89m)

### Living room

19' 0 (max)" x 9' 5 (max)" (5.79m x 2.87m)

### Study/Bedroom Four

8' 3" x 7' 5" (2.51m x 2.26m)

### Bedroom one

9' 9" x 11' 9" (2.97m x 3.58m)

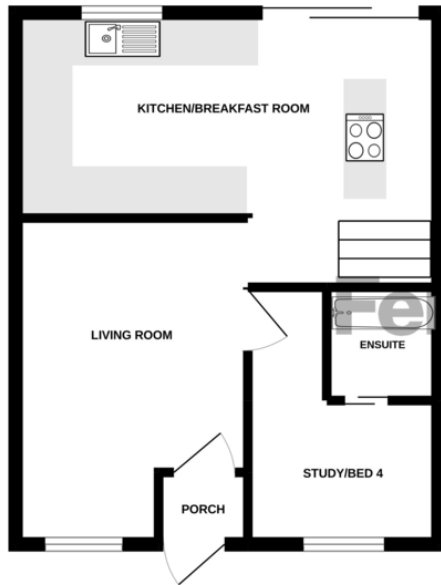
### Bedroom two

9' 10" x 8' 9" (3m x 2.67m)

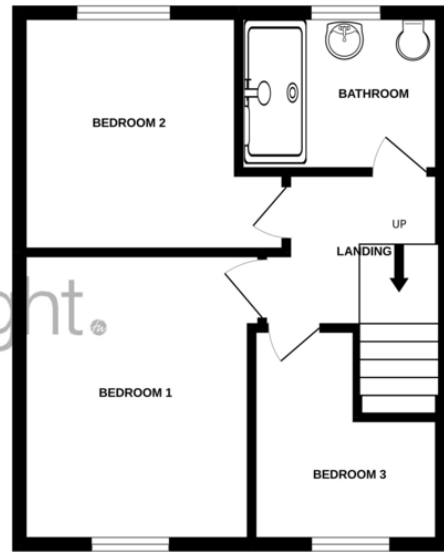


A stylishly presented three bedroom end of terrace family house offering versatile and contemporary living, ideally position within sought-after Springfield.

GROUND FLOOR



1ST FLOOR



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### Bedroom three

7' 6" x 6' 5" (2.29m x 1.96m)

### Outside

There is side gated access leading to the rear garden which has been creatively designed, providing a lovely haven for al fresco dining made possible all year round with the installation of the thoughtfully designed veranda. Neatly enclosed with timber fence panels, there is also an attractive paved patio as well as a useful outbuilding, providing the perfect home office.



### Location

The property is located within the popular area of Springfield approximately 1.2 miles to the north-east of Chelmsford City Centre,

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Particulars for 17 Cornflower Drive, Chelmsford, Essex, CM1 6XY

offering an extensive range of shopping and recreational facilities. The property has convenient access to the A12 dual carriageway linking both northbound towards Colchester and southbound towards the M25 and beyond. For the commuter there are rail links from Chelmsford's mainline railway station offering direct links to London Liverpool St. (approx. journey time 35 mins).

The area provides excellent educational facilities being within close proximity to a selection of local schools. In addition to schools, Springfield itself offers its own range of local conveniences including a parade of shops, public open spaces, and a bus route to the city centre.

#### **Important information**

Council Tax Band - C

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

Tenure - Freehold

EPC rating - C

Our ref - 55211

#### **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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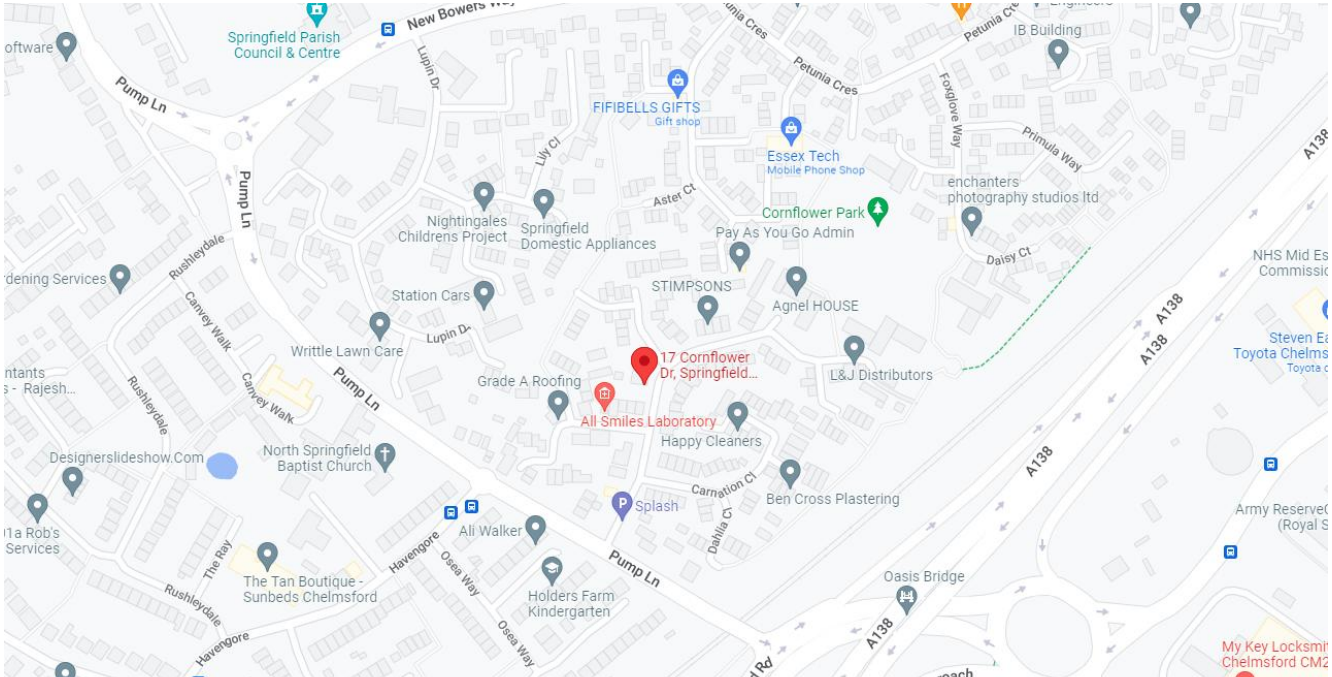
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## Directions

Sat Nav - CM1 6XY

To find out more or book a viewing

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