

2 Llewellyn Close, Chelmsford, Essex, CM1 7RE



**Freehold**

Asking Price of

**£720,000**

Subject to contract

**4 bedrooms,  
1 reception room  
and 2 bathrooms**





## Some details

### General information

Offering excellent proportions throughout, to the ground floor the property consists of a welcoming entrance hall, WC/cloakroom, kitchen/breakfast room, conservatory, and a dual aspect reception room with doors to garden.

The first floor provides four bedrooms (master with ensuite) all of which run off the spacious landing. Furthermore, there is a generous sized family bathroom.

To the ground floor the welcoming entrance hall provides access to the cloakroom, kitchen and living room as well as stairs leading to first floor landing, incorporating a useful storage cupboard underneath. The cloakroom is handily placed to the right on entrance and has a low-level WC and wash hand basin.

To the rear aspect, the kitchen is well equipped offering a range of base level and eye level units, work surfaces, oven with overhead extractor, space for fridge freezer, as well as space and plumbing for a washing machine. This opens onto an attractive conservatory, perfect for additional entertaining all year round. Offset is the dual aspect reception room with feature fireplace and attractive doors opening on to the garden.

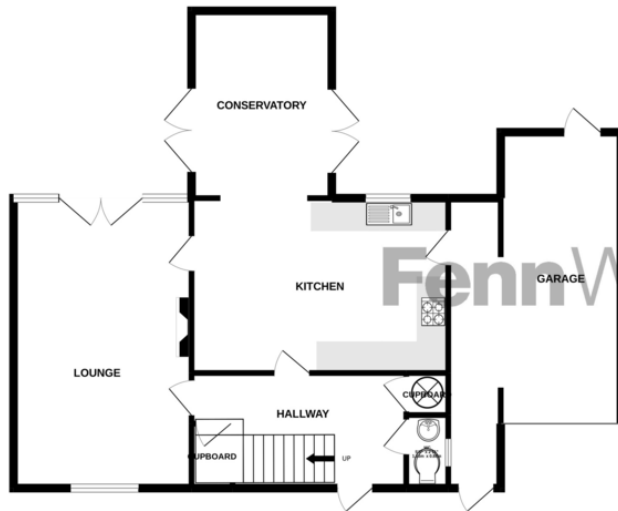
The first floor provides four bedrooms all positioned off the spacious landing. The main bedroom to the rear also benefits from lovely views of the garden as well as a useful ensuite including shower cubicle, low level WC and wash hand basin.

There is also a generous sized family bathroom including panel enclosed bath, low level WC and wash hand basin.

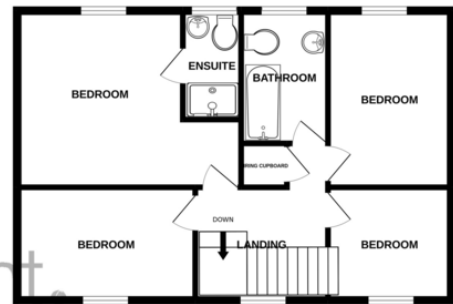


A well-proportioned four-bedroom, two storey detached house including a spacious private rear garden and useful garage.

GROUND FLOOR



1ST FLOOR



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#### **Kitchen**

17' 5" x 11' 5" max (5.31m x 3.48m)

#### **Reception Room**

20' 6" x 12' 3" (6.25m x 3.73m)

#### **Conservatory**

12' 9" x 9' 4" (3.89m x 2.84m)

#### **Bedroom one**

11' 9" x 10' 10" (3.58m x 3.3m)

#### **Bedroom two**

11' 8" x 8' 3" (3.56m x 2.51m)

#### **Bedroom three**

12' 3" x 7' 9" (3.73m x 2.36m)

#### **Bedroom four**

12' 3" x 7' 9" (3.73m x 2.36m)



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### Outside

There is a spacious private rear garden commencing with a decked area with the rest mainly laid to lawn enclosed with timber fencing. Other features include various flower borders, trees, and shrubs. There is also a useful outdoor shed/lean to as well as a garage with private block paved driveway providing off street parking in front for up to two cars.

### Location

The property is enviably nestled within sought after Llewellyn Close, which enjoys a prominent position just outside the City Centre. Chelmsford offers an extensive range of shopping and leisure facilities along with a wide variety of cafes and restaurants.

For the commuter, Chelmsford's mainline station is approximately ½ a mile in distance offering a frequent service to London Liverpool St. (approximate journey time 35 minutes). The area provides both primary and secondary schooling along with two excellent Grammar Schools. In the private sector, New Hall School and Felsted are also within a reasonable proximity.

### Agents note

Council Tax Band - E

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

Tenure - Freehold

EPC rating - E

Our ref - 55361

### 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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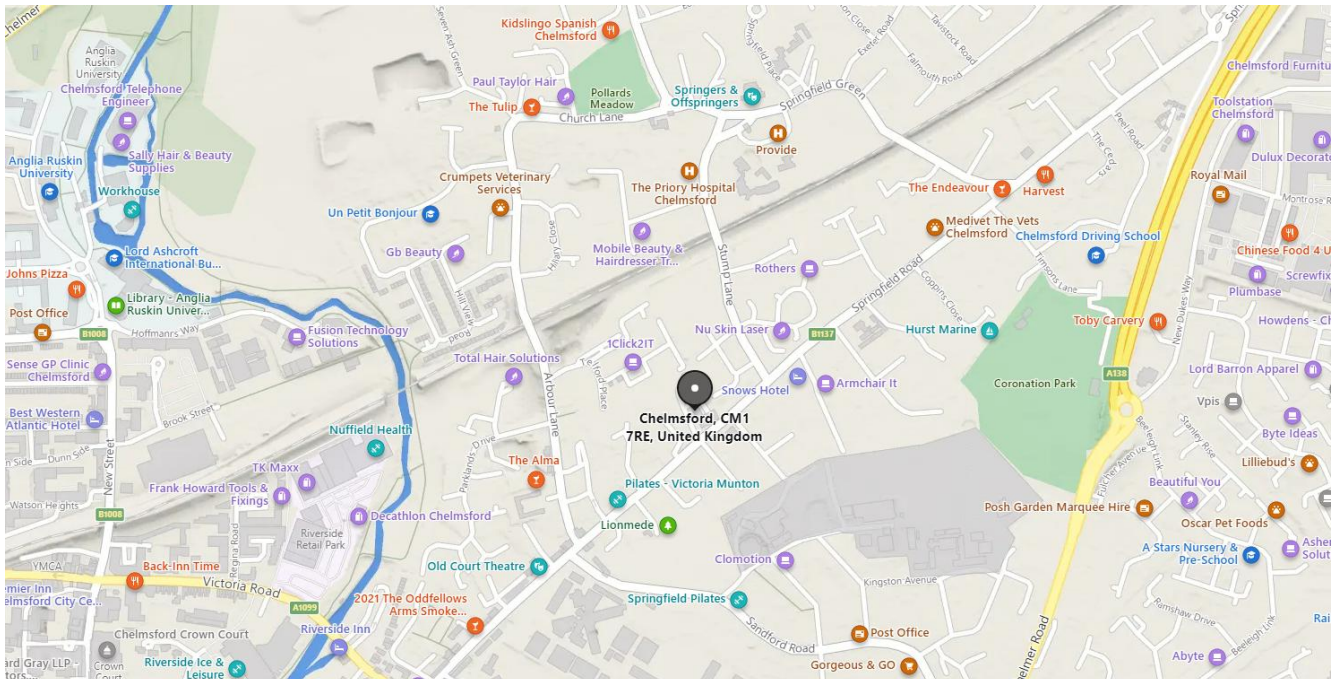
### Viewing

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

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## Directions

Satnav Postcode CM1 7RE

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