

44 Parkinson Drive, Chelmsford, Essex, CM1 3GH



Freehold

Guide Price of

£450,000-

£475,000

Subject to contract

4 / 5 bedrooms,
2 reception rooms
and 3 bathrooms



Some details

General information

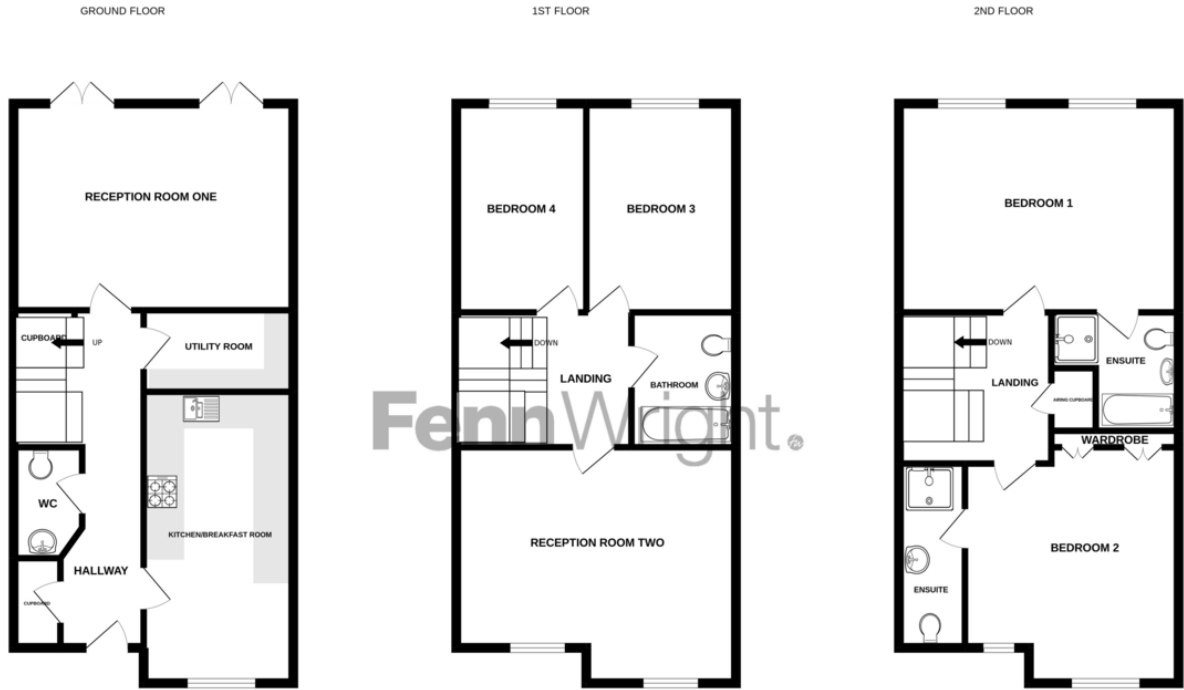
Offering a logical flow throughout to the ground floor the property consists of a spacious entrance hall, W.C./cloakroom, reception room/dining room, kitchen/breakfast room as well as a utility room. The second floor provides two double bedrooms, family bathroom and a further reception room/family room all of which run off a spacious landing. Additionally, to the third floor, are the main two bedrooms both of which have useful en-suites.

To the ground floor, the welcoming entrance hall provides access to the kitchen/breakfast room, cloakroom/W.C., reception room/dining room, utility room as well as stairs leading to first floor landing. The cloakroom has a low-level W.C. and wash hand basin. Opposite is the kitchen/breakfast room offering a range of base and eye level units, worksurfaces, sink, space for undercounter fridge and space for free-standing oven with overhead extractor hood. Adjacent is the utility room offering additional storage cupboards, worksurfaces and space and plumbing for a washing machine. To the rear, the spacious reception/dining room awash with natural light features two sets of French doors leading to the private garden.

The first floor provides two double bedrooms to the rear positioned off the spacious landing. Opposite and to the front of the property is a spacious family room/second reception with attractive Juliet balcony. Furthermore, there is a family bathroom with a three-piece white suite including a panel enclosed bath, low level W.C. and wash hand basin. The second floor features the main bedroom to rear offering built in wardrobes as well as a good sized en-suite bathroom including panel enclosed bath, low-level WC, wash hand basin and corner shower cubicle. Bedroom two is to front-again with a useful en-suite, this time a shower room including corner shower cubicle, low-level WC and wash hand basin.



Being offered with no onward chain is this substantial four double bedroom, three storey mid terraced townhouse including a generous sized private rear garden and garage, conveniently positioned within close proximity to Chelmsford city centre.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kitchen/breakfast room

17' 3" x 9' 3" (5.26m x 2.82m)

Dining room

18' 1" x 12' 7" (5.51m x 3.84m)

Utility room

9' 1" x 4' 10" (2.77m x 1.47m)

Living room

16' 2" x 11' 7" (4.93m x 3.53m)

Bedroom one

18' 5" x 12' 9" (5.61m x 3.89m)

Bedroom two

13' 2" x 12' 5" (4.01m x 3.78m)

Bedroom three

12' 8" x 8' 7" (3.86m x 2.62m)

Bedroom four

12' 0" x 9' 5" (3.66m x 2.87m)



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Particulars for 44 Parkinson Drive, Chelmsford, Essex, CM1 3GH

Location

Parkinson Drive is ideally positioned just over a mile away from Chelmsford City Centre, fantastically placed to avail of all the amenities this vibrant city provides including those within nearby Moulsham Street with its delightful array of restaurants, boutique shops, bars, and coffee shops. For the commuter, the train station is also easily accessible offering a regular service into London Liverpool Street and beyond (journey time approximately thirty-five minutes). Oaklands Park (featuring Chelmsford Museum and a super café) as well as the green open spaces of Central Park are nearby and well worth a visit. For those that drive the property also offers excellent road links to A12, M25 and A130.

Outside

The house offers a useful garage with further residents parking to the front as well as the rear accessed via a private gate. There is also a generous sized, low maintenance private rear garden offering paved patio/secondary shingled area, mature trees, shrubs and borders enclosed with timber fencing.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property (not tested)

Annual Service Charge £62 (To be confirmed by Solicitors)

Tenure - Freehold

EPC rating - C

Our ref - 56346JG

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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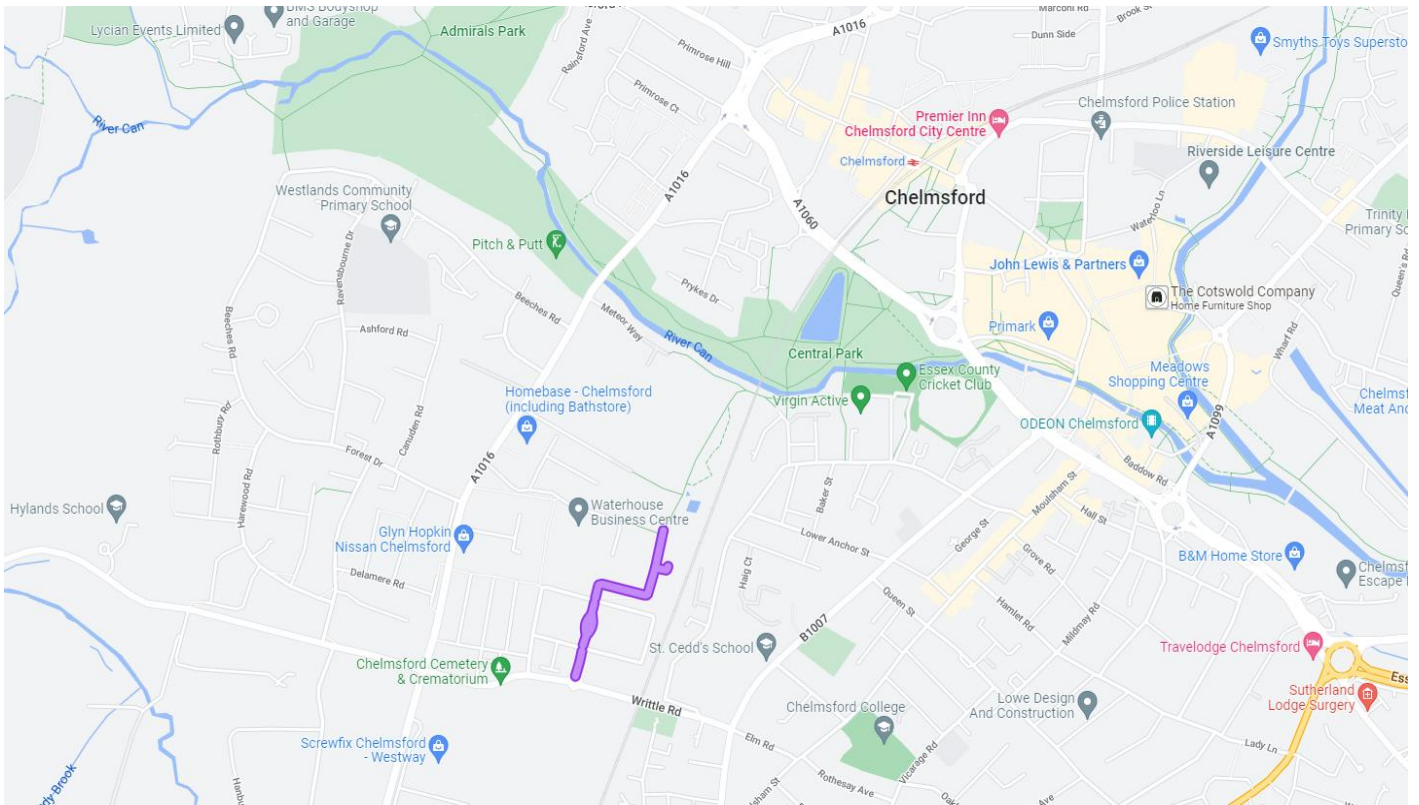
Viewing

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Directions

Sat Nav - CM1 3GH

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