



22 Chignal Road, Chelmsford, Essex, CM1 2JB

Guide price £565,000

A spacious detached four double bedroom family residence situated only 1.1 miles from Chelmsford City mainline train station and offering a large rear garden measuring approx. 92' x 50'. The property is situated in the favoured West side of the City close to local parks and is set back from the road offering ample off street parking plus a single garage. Internally the accommodation includes four bedrooms, all of which are double, family bathroom, lounge, separate dining room, ground floor cloakroom and a fitted kitchen which opens into a 20'8 x 11'1 conservatory overlooking the rear garden.

- Four double bedrooms
- Lounge
- Fitted kitchen
- Ground floor cloakroom
- 92' max x 50' max Rear garden
- Family bathroom
- Separate dining room
- 20'8" x 11'1" Conservatory
- Single garage
- 1.1 miles from train station

Distances

Chelmsford Train Station - 1.1 miles

Chelmsford City Centre - 1.7 miles

A12 - Boreham - 11.4 miles

London Stansted Airport - 34.1 miles

(All mileages are approx.)

Accommodation

GROUND FLOOR

Entrance Hall

Recessed entrance porch with lighting and part glazed entrance door. Stairs to first floor and understairs storage cupboard. Door to Garage.

Cloakroom

Obscure glazed window to side. Suite comprising wash hand basin with tiled splash back and low level w.c.

Lounge

5.49m x 3.3m (18'0" x 10'9")

Bowed window to front. Limestone fireplace incorporating gas flamed fire. Coved ceiling.

Dining Room

3.63m x 3.0m (11'10" x 9'10")

Coved ceiling and French doors opening to the conservatory.

Kitchen

2.97m x 2.62m (9'8" x 8'7")

Fitted units to eye and base level finished with laminate roll top work surface and tiled surround. One and a half bowl sink unit with drainer. Integrated double oven and five ring gas hob with extractor over. Integrated fridge, freezer and dishwasher. Concealed gas fired boiler. Tiled floor and inset ceiling lighting. Opening to:

Conservatory

6.3m x 3.38m (20'8" x 11'1")

Glazed French doors and windows overlooking the rear garden. Tiled floor.

FIRST FLOOR

Landing

Obscure glazed window to side. Stairs to ground floor. Built-in airing cupboard and access to loft space being part boarded.

Bedroom One

4.93m x 3.35m (16'2" x 10'11")

Window to front and double built-in wardrobe.

Bedroom Two

3.66m x 2.97m (12'0" x 9'8")

Window to rear and double built-in wardrobe.

Bedroom Three

3.25m x 2.74m (10'7" x 8'11")

Window to rear.

Bedroom Four

2.97m x 1.78m (9'8" x 5'10")

Window to front.

Family Bathroom

Suite comprising panelled bath with independent shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Obscure glazed window to side.

EXTERIOR

Rear Garden 92' max x 50' max

Secluded garden commencing with a paved patio area with steps up to lawn area with established flower and shrub borders. A further large paved rear patio to the rear of the garden, timber shed. Access to front via side gate and access to the garage. Outside tap.

Front garden

Good sized driveway providing ample off street parking, access to the garage and front door. Various flowers and shrubs.

Single Garage

Up and over door. Power and lighting connected and rear personal door. Utility area to the rear of the garage.

Directions

From Chelmsford City proceed out of the City along Rainsford Road (A1060) then right onto Chignal Road where the property can be found on the right.

Services

Gas central heating, mains water and drainage

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

PLEASE NOTE: The Vendor of this property is a director of an Estate Agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance with Section 21 of that Act



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1472 SQ FT / 137 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1306 SQ FT / 121 SQM
Disclaimer: Floor plan 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
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