



**The Bumbles 36 Beehive Lane  
Chelmsford**

**MEACOCK & JONES**



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**MEACOCK & JONES**

We have been favoured with instructions to sell this deceptive, three bedroom, detached, turn of the Century cottage. This delightful property benefits from two reception rooms as well as a good, size, established rear garden. In our opinion the property is presented in very good decorative order and an **EARLY VIEWING IS STRONGLY ADVISED TO AVOID DISAPPOINTMENT.**

**£449,000**





### The accommodation comprises

A part glazed door leads to the entrance hall.

**Entrance Hall 9'8" x 8'1" reducing to 5'6" (2.95m x 2.46m reducing to 1.68m)**



Tiled floor, radiator, white balustraded stairs leading to the first floor. Sealed unit double glazed window to the rear elevation overlooking the rear garden. Alarm system installed.

### Ground Floor Cloakroom

The cloakroom is half tiled with a low level flushing wc, hand wash basin, heated towel rail. Tiled floor, double glazed sealed unit window to the side elevation.

### Dining Room 13'0" x 9'9" (3.96m x 2.97m)



Feature fireplace with Art Deco surround and matching mirror above and an inset gas living flame fire and a recess to either side, tiled hearth. Double glazed sealed unit sash window to the front elevation, double banked radiator, central ceiling light. Door giving access to the living room.

### Living Room 13'0" x 11'0" (3.96m x 3.35m)



Feature fireplace with Art Deco surround and a recess to either side. Double glazed sealed unit sash window to the front elevation, double radiator, TV aerial point, central ceiling light, picture rail. Door giving access to the kitchen.

### Kitchen 14'4" x 11'10" reducing to 7'10" (4.37m x 3.61m reducing to 2.39m)



With an excellent range of fitted base and eye level units with black granite worktops and light tiled splashbacks. Twin bowl white enamel butler sinks with chromium finished mixer tap. Integrated Neff four ring ceramic hob with Neff extractor unit above, integrated Neff dishwasher, double Neff oven with cupboards above and below, space for free standing Neff fridge/freezer. To one wall is a dresser style unit with granite worktop, cupboards and drawers beneath and glass fronted storage cupboards above and to either end with plate rack and shelving in between. Sealed unit double glazed window to the rear elevation overlooking the rear garden. TV aerial point, double radiator. Access through the double glazed conservatory.

**Conservatory 13'6" x 7'0" (4.11m x 2.13m)**



French doors providing access to the rear garden, further side door and four opening fan light windows. Storage cupboard with glazed lead light double doors.

### **First Floor Landing**



Single radiator, window to the rear elevation, access to insulated loft space.

**Bedroom One 14'6" x 7'9" + built in wardrobe (4.42m x 2.36m + built in wardrobe)**



Built in wardrobe providing hanging and storage space. Victorian cast iron fireplace and single radiator. Picture rail. Double glazed sealed unit sash window to the front elevation.

**Bedroom Two 12'8" x 10'6" (3.86m x 3.20m)**



Victorian cast iron fireplace with double glazed sealed unit window to the front elevation, single radiator. Picture rail.

**Bedroom Three 12'8" x 9'9" reducing to 8'6" (3.86m x 2.97m reducing to 2.59m)**



Double glazed sealed unit window to the rear elevation overlooking the rear garden. Victorian cast iron fireplace with hearth. Storage cupboard with shelving. Single radiator.

### **Family Bathroom**



White panelled bath, white wash hand wash basin with hot and cold taps, low level flushing wc. Airing cupboard. Double glazed sealed unit window to the side elevation, double radiator. The bathroom is fully



tilled in a light tiling with occasional patterned tiles. Tile effect flooring.

### **Rear Garden**



The rear garden is approximately 80ft in length with a central paved walkway with gravelled surround and lawns to either side. Established flower and shrub borders. To the rear of the garden is a shingled area seating and eating area. To one side of the property an arched timber gate provides access to the brick blocked sideway and the entrance door and continues on to a white picket gate giving access to the front of the property.

### **Front of the property**



To the front of the property is a gravelled area providing off road parking for two vehicles with a flower and shrub bed to the front of the house.

### **AGENTS NOTE**

The property is offered for sale in very good decorative order and an internal viewing is essential.











## Ground Floor

APPROX INTERNAL FLOOR AREA  
105 SQ M 1125 SQ FT

**MEACOCK & JONES**

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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## First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC | 73        |

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