

138 Patching Hall Lane, Chelmsford, Essex, CM1 4DE



**Freehold**

Guide Price

**£875,000-**

**£900,000**

Subject to contract

**4** bedrooms  
**3** reception rooms  
**3** bathrooms



## Some details

This impressive family home has been thoughtfully extended and partly refurbished throughout and offers 3 reception rooms, open plan modern kitchen/breakfast room, shower room and a utility room to the ground floor. The first floor accommodation offers 4 double bedrooms, family bathroom and an en-suite shower room and a dressing room also serves the master bedroom.

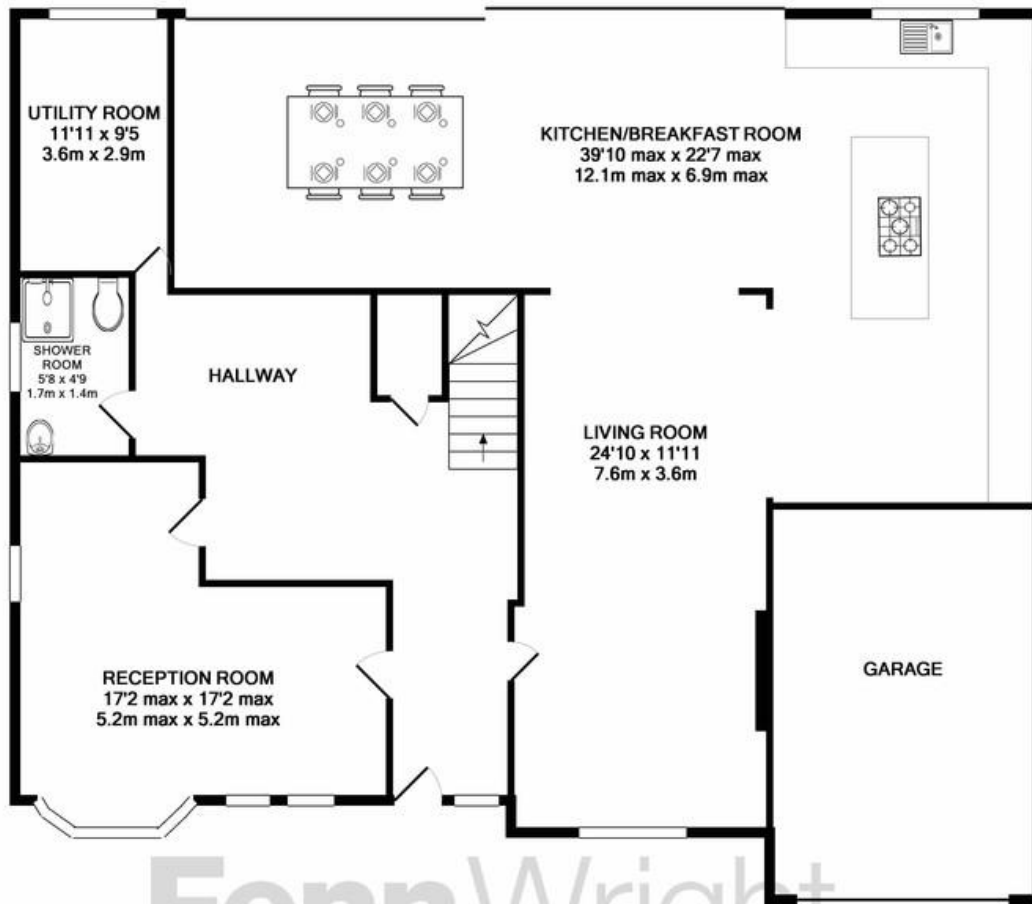
The property is entered via the front into a welcoming entrance hall providing access to the principal reception rooms and a turning staircase rising to the first floor. An open plan living/kitchen/breakfast room runs the length of the property and provides extensive living accommodation ideal for family living and entertaining and provides access into the rear garden. The modern fitted kitchen has been fitted with a range of bespoke wall and base units and a central island. Integrated appliances include a gas hob, double oven, warming tray, dishwasher and a fridge freezer. Located to the front of the property is a second reception room with a bay window to the front aspect. The ground floor accommodation is completed by a utility room and a shower room.

To the first floor are 4 double bedrooms and a family bathroom. (The family bathroom is unfinished). The master bedroom benefits from a dressing area and is served by an en-suite shower room comprising a modern suite; low level wc, wash hand basin and a double shower.

The property occupies a plot of 0.35 of an acre. As per the pre-planning advice received there is a potential to build a modest single storey dwelling on the plot (stpp).

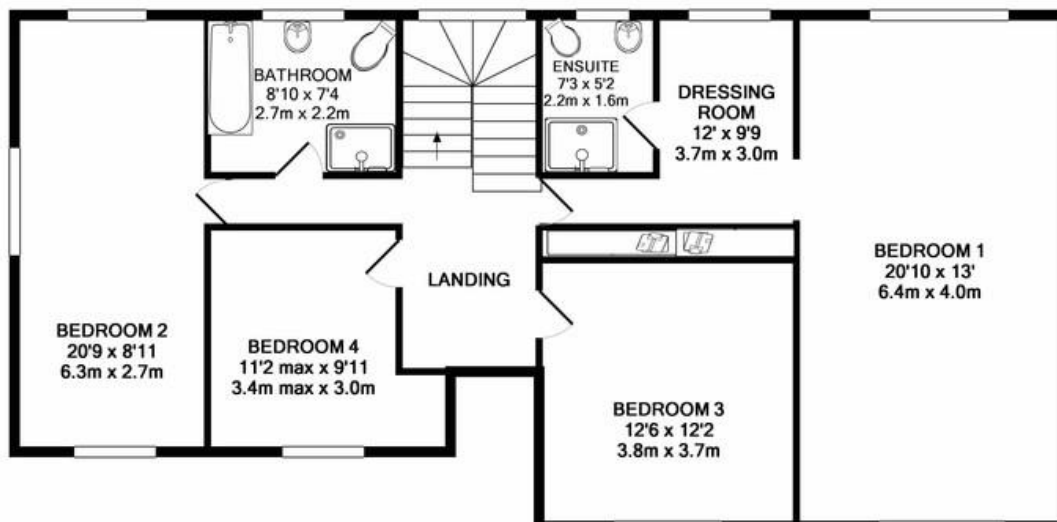


Situated just over 2 miles from Chelmsford city centre and train station is this extended 4 bedroom, detached family home situated on an established plot of 0.35 of an acre.



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### Hallway

not measured

#### Reception hall

17' 2" max x 17' 2" max (5.23m x 5.23m)

#### Living room

24' 10" x 11' 11" (7.57m x 3.63m)

#### Kitchen/breakfast room

39' 10" max x 22' 7" max (12.14m x 6.88m)

#### Utility room

11' 11" x 9' 5" (3.63m x 2.87m)

#### Shower room

5' 8" x 4' 9" (1.73m x 1.45m)

#### First floor landing

#### Bedroom one

20' 10" x 13' (6.35m x 3.96m)

#### Dressing room

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

#### Ensuite

7' 3" x 5' 2" (2.21m x 1.57m)

#### Bedroom two

20' 9" x 8' 11" (6.32m x 2.72m)

#### Bedroom three

12' 6" x 12' 2" (3.81m x 3.71m)

#### Bedroom four

11' 2" x 9' 11" (3.4m x 3.02m)

#### Bathroom

8' 10" x 7' 4" (2.69m x 2.24m)

#### Garage



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## The outside

The property is set back from the road over a block paved driveway with access to a garage. To the rear is an established rear garden with a selection of mature trees and shrubs including fruit trees and is mainly laid to lawn. To the rear of the garden is a Summer house. The overall plot extends to 0.35 of an acre (stls) and there is scope for potential for a single storey dwelling to be built, subject to obtaining the required planning consents.

## Where?

The property is located on Patching Hall Lane, just over two miles from Chelmsford city centre and train station with links to London Liverpool Street (journey time approx. 30 minutes). Chelmsford City offers a wide variety of shopping and recreational facilities as well as well-regarded state, grammar and private schools including St John Payne, King Edward VI Grammar School for Boys, Chelmsford County High School for Girls and New Hall.

## Important information

Council Tax Band - G

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

Tenure - Freehold

EPC rating – E

## Agents Note

The property is being sold in its current condition, having been partly refurbished throughout but work is still required to complete.

We have been advised by the sellers that they have had a pre-planning application carried out at the property which highlights the potential for a modest single storey dwelling to be built, subject to obtaining the required planning consents.

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## 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.



## Directions

The property can be found along Patching Hall Lane, SatNav. CM1 4DE. For full directions, please contact a member of the sales team on 01245 292100.

To find out more or book a viewing

**01245 292 100**

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