



Waveney Drive
Chelmsford Essex CM1 7PZ
Guide Price £325,000 - £350,000

Waveney Drive, Chelmsford, Essex CM1 7PZ

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Located in the sought after residential area of Springfield. This beautifully presented family home has been tastefully extended to the ground floor. Accommodation comprises a welcoming entrance porch, spacious lounge, with double doors leading to the dining room. The kitchen has been thoughtfully extended to the rear, providing a breakfast area in addition to the adjoining dining room, both with doors leading out on the rear garden.

To the first floor there are three bedrooms and a family bathroom with further potential to extend to the rear.

The rear garden is low maintenance commencing with a paved patio area and a decked area to the rear. The property also benefits from a garage to the rear and off road parking to the front aspect.





ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM/WC

SITTING/DINING ROOM

24'10 x 12'0 (7.57m x 3.66m)

BREAKFAST ROOM

12'0 x 8'10 (3.66m x 2.69m)

KITCHEN

10'0 x 9'10 (3.05m x 3.00m)

SUN ROOM

9'10 x 7'2 (3.00m x 2.18m)

FIRST FLOOR LANDING

BEDROOM ONE

12'10 x 11'0 (3.91m x 3.35m)

BEDROOM TWO

12'11 x 10'11 (3.94m x 3.33m)

BEDROOM THREE

9'2 x 7'10 (2.79m x 2.39m)

BATHROOM

REAR GARDEN





Waveney Drive, Chelmsford
Approximate Gross Internal Area
110 Sq M/1186 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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		
	61	76
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	57	76
EU Directive 2002/91/EC		
England & Wales		

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