



39 Honey Close, Chelmsford , Essex CM2 9SP
Offers in the region of £500,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Presented to a very high order is this good size detached family home. The current owners have made many excellent improvements including a new boiler and central heating system, re-fitted modern kitchens and bathrooms, triple bi-fold doors to the garden, oak veneer internal doors, roller shutter garage door and carpets throughout. The property affords four very good size bedrooms, two receptions rooms and a fully fitted kitchen with range style oven. Externally, there is a garage and a very well stocked tended rear garden with split level decked areas. We are of the opinion the integral garage lends itself to conversion to living accommodation if desired, subject to the required consent. Situated in a quiet turning in the heart of Great Baddow - within easy access to local schools, shops/amenities, and Chelmsford's city centre. This is a most pleasant no through road and a former winner of the 'Best Street in Chelmsford, 2011'. The property offers easy access to the A12 and A130. Energy Rating C.

FIRST FLOOR

Bedroom One 13'5>11'2 x 8'6 (4.09m>3.40m x 2.59m)
Window to front, radiator, double built-in wardrobes.

Bedroom Two 11'8 x 8'6 (3.56m x 2.59m)
Window to front, radiator, double built-in wardrobe.

Bedroom Three 10'7 x 10'4 (3.23m x 3.15m)
Window to rear, radiator.

Bedroom Four 10'4 x 8'1 (3.15m x 2.46m)
Window to rear, radiator.

Family Bathroom
Obscure glazed window to side, chrome ladder radiator. Three piece suite comprising 'P' shaped panelled bath with shower unit over, wash hand basin set onto 'floating' storage unit, wc, part tiled walls and tiled floor.

Landing
Window to side, access to roof space, built-in storage cupboard with radiator. Return staircase to ground floor.

GROUND FLOOR

Entrance Hall
uPVC entrance door, electric under floor heating, built-in storage cupboard, under stairs storage cupboard, doors to:

Cloakroom
Obscure glazed window to side, radiator and electric under floor heating. Two piece suite comprising wash hand basin and wc.

Lounge 16'2 x 10'9 (4.93m x 3.28m)
Bow window to front, two radiators. Feature fireplace with granite hearth and gas fire.

Dining Room 11'8 x 10'8 (3.56m x 3.25m)
Triple bi-folding doors to rear and garden, double radiator.

Kitchen 10'8 x 7'4 (3.25m x 2.24m)
Window to side and fully glazed door to rear and garden. A fantastic modern kitchen commencing with a double ceramic sink unit, extensive range of fitted base and wall units with matching drawer pack. Comprehensive wooden work surfaces. Belling Classic range style oven, integrated dishwasher and washing machine. Space for fridge freezer, tiled floor.

EXTERIOR

Front Garden
Lawn garden, path along both sides of house to the rear garden, driveway leading to:

Garage
Electric roller shutter door, power and light, water tap, wall mounted gas fired combination boiler fuelling hot water and central heating.

Rear Garden
A very well stocked and presented rear garden commencing with a split level wooden decked area (part under pergola). Paved patio and further smaller deck. Various trees and many mature shrubs, lawn, fencing to boundaries.

Agents Notes
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



To be used as a guide to
layout only