



Wood Street  
Chelmsford Essex CM2 9AS  
£650,000



## Wood Street, Chelmsford, Essex CM2 9AS

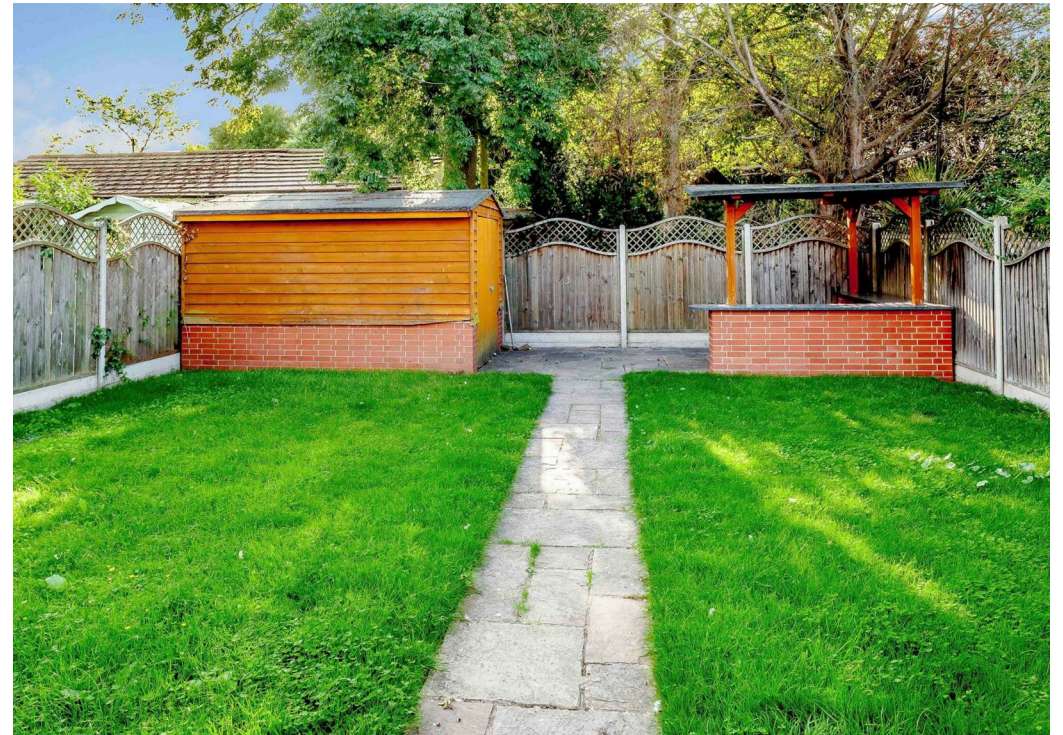
Located in a sought after cul-de-sac within 1.5 miles of Chelmsford train station and 1 mile from Chelmsford High Street is this five bedroom semi detached family home. This character property has been extended to offer well-planned and versatile living accommodation.

To the ground floor is a storm porch and door to the welcoming hallway with stairs to the first floor. The well-proportioned lounge is located to the front with a bay window and decorative fireplace. To the rear is a separate dining room with double doors to the garden. The extended kitchen/breakfast room overlooks the rear garden with double doors opening to the patio. The modern kitchen is fitted with a range of integrated appliances and a central island. There is a separate utility room with storage cupboards and the boiler. A study and cloakroom leading off from the hallway complete the ground floor accommodation.

To the first floor there is a galleried landing leading to all rooms. The master bedroom has a range of fitted wardrobes and an en-suite shower room. There are four further bedrooms and a large family bathroom with a roll top bath and separate shower.

Externally the rear garden extends to approximately 70ft, mainly laid to lawn with a large shed and feature bar / BBQ area. There is side access to the front. The front driveway is block paved and offers ample parking.

Offered with NO ONWARD CHAIN, viewing is highly recommended.







**ENTRANCE HALL**

**STUDY**

9'7 x 7'1 (2.92m x 2.16m)

**SITTING ROOM**

15'5 x 12'4 (4.70m x 3.76m)

**DINING ROOM**

14'2 x 10'10 (4.32m x 3.30m)

**KITCHEN/BREAKFAST ROOM**

23'1 x 15'1 (7.04m x 4.60m)

**CLOAKROOM**

**STAIRS LEADING TO**

**BEDROOM ONE**

14'3 x 11'8 (4.34m x 3.56m)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**

15'10 x 11'8 (4.83m x 3.56m)

**BEDROOM THREE**

14'3 x 14'2 (4.34m x 4.32m)

**BEDROOM FOUR**

13'7 x 7'3 (4.14m x 2.21m)

**BEDROOM FIVE**

8'0 x 6'11 (2.44m x 2.11m)

**FAMILY BATHROOM**





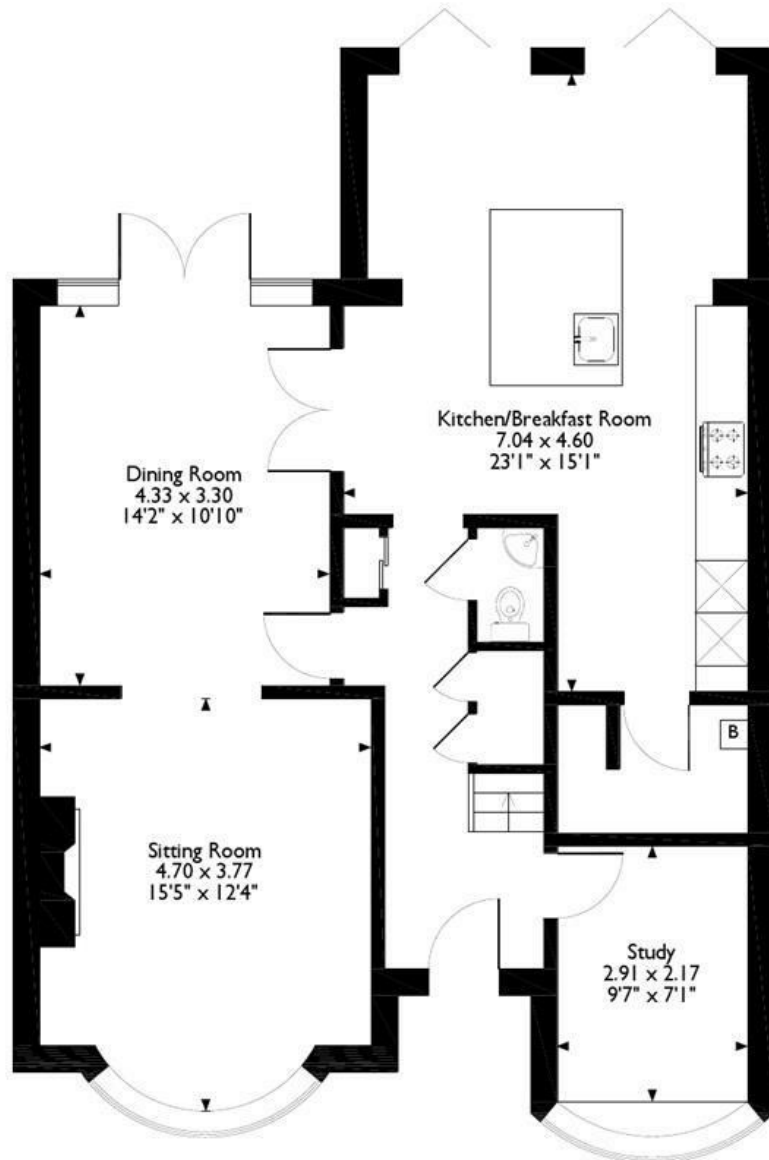




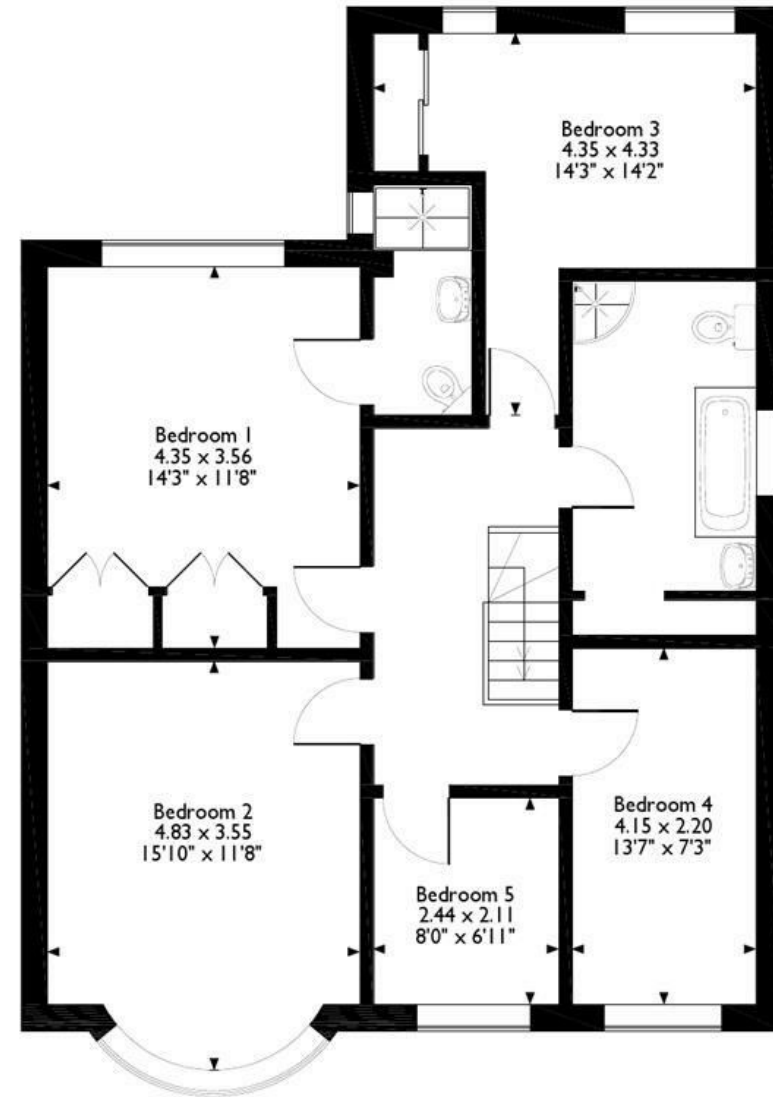
# 14 Wood Street, Chelmsford, Essex

Approximate Gross Internal Area

161 Sq M/1731 Sq Ft

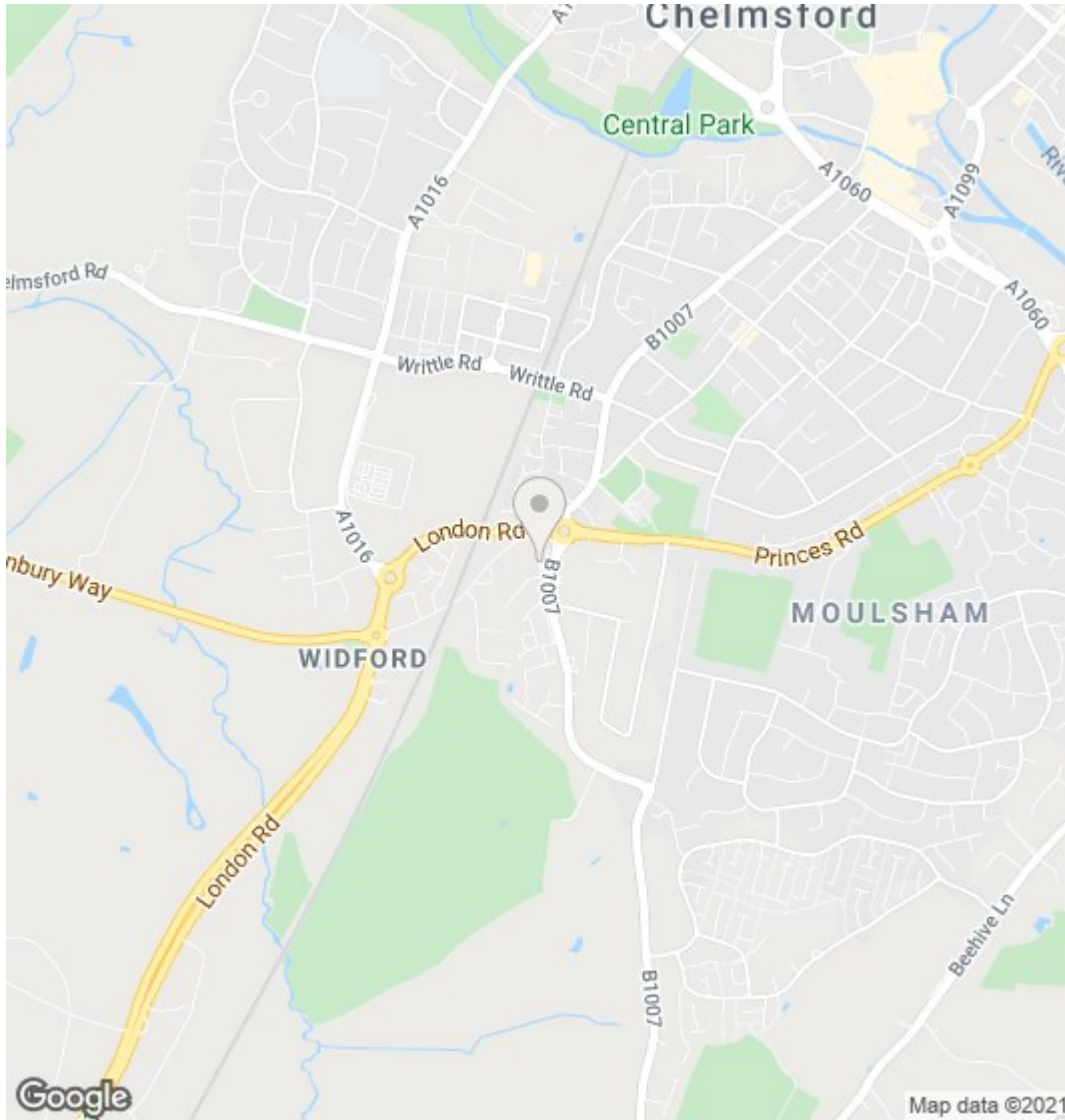


**Ground Floor**



**First Floor**

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			
England & Wales		57	81
EU Directive 2002/91/EC			

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		54	81
EU Directive 2002/91/EC			

**PLEASE CALL 01277 355005 TO ARRANGE A VIEWING**  
**[www.walkersstates.co.uk](http://www.walkersstates.co.uk)**

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