



PERIOD  
HOMES



Longstomps Avenue  
Chelmsford Essex CM2 9BY  
Guide Price £650,000



# Longstombs Avenue, Chelmsford, Essex CM2 9BY

GUIDE PRICE £650,000 - £675,000

VIEWINGS COMMENCING 1st May - 10am - 12pm. Viewings only available for chain free or non dependent buyers to complete before 30th June 2021.

A beautiful example of a 1930's four bedroom semi-detached house offering extended living accommodation and much original character with a superb garden backing on to attractive parkland.

The attractive front door with side lights opens into a welcoming hall, which gives access to a spacious lounge; beautifully proportioned with a bay window and period style fireplace. Behind is the dining area with a period style fireplace and set open plan to the extended kitchen/breakfast room, a fantastic space in which to entertain, enhanced by a semi-vaulted ceiling with Velux windows and double doors leading to the garden.

The first floor landing provides access to three bedrooms - two double rooms and a single room - and a family bathroom is well-appointed, fitted with a white suite. The second floor loft conversion provides an en-suite principal bedroom.

To the front is a broad shingled driveway providing parking for several vehicles and a side access to detached garage and workshop, with potential to convert to a home office or games room, subject to the necessary consents. The mature rear garden extends to over 75 feet with a large paved patio, extensive lawns and backs onto playing fields. The house is convenient for access to the well-regarded Moulsham High School & is within 1.5 miles of the mainline station.





CATHY'S BRASSERIE





**ENTRANCE HALL**

**SITTING ROOM**

14'8 x 12'9 (4.47m x 3.89m)

**CLOAKROOM/WC**

**KITCHEN/DINING ROOM**

19'1 x 17'4 (5.82m x 5.28m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

15'1 x 11'9 (4.60m x 3.58m)

**BEDROOM THREE**

12'4 x 11'7 (3.76m x 3.53m)

**BATHROOM**

**SECOND FLOOR**

**BEDROOM TWO**

17'7 x 14'1 (5.36m x 4.29m)

**SHOWER ROOM**

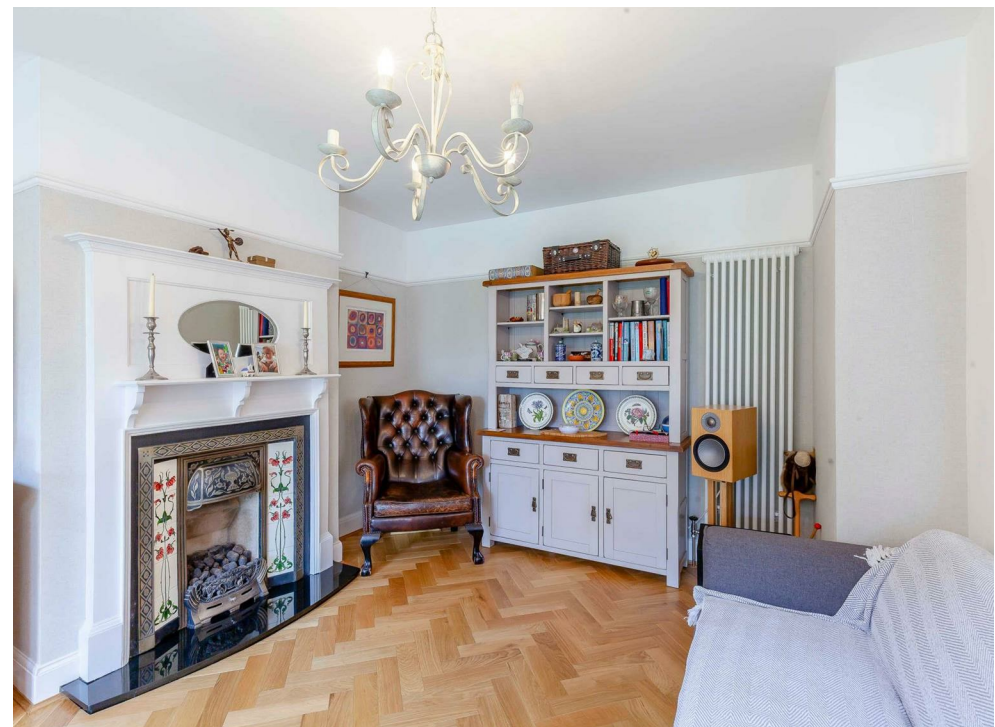
**GARAGE**

18'1 x 11'4 (5.51m x 3.45m)

**WORKSHOP**

11'4 x 5'1 (3.45m x 1.55m)

**REAR GARDEN**









Longstombs Avenue, Chelmsford, Essex  
Approximate Gross Internal Area  
Main House = 134 Sq M/1440 Sq Ft  
Garage = 25 Sq M/268 Sq Ft



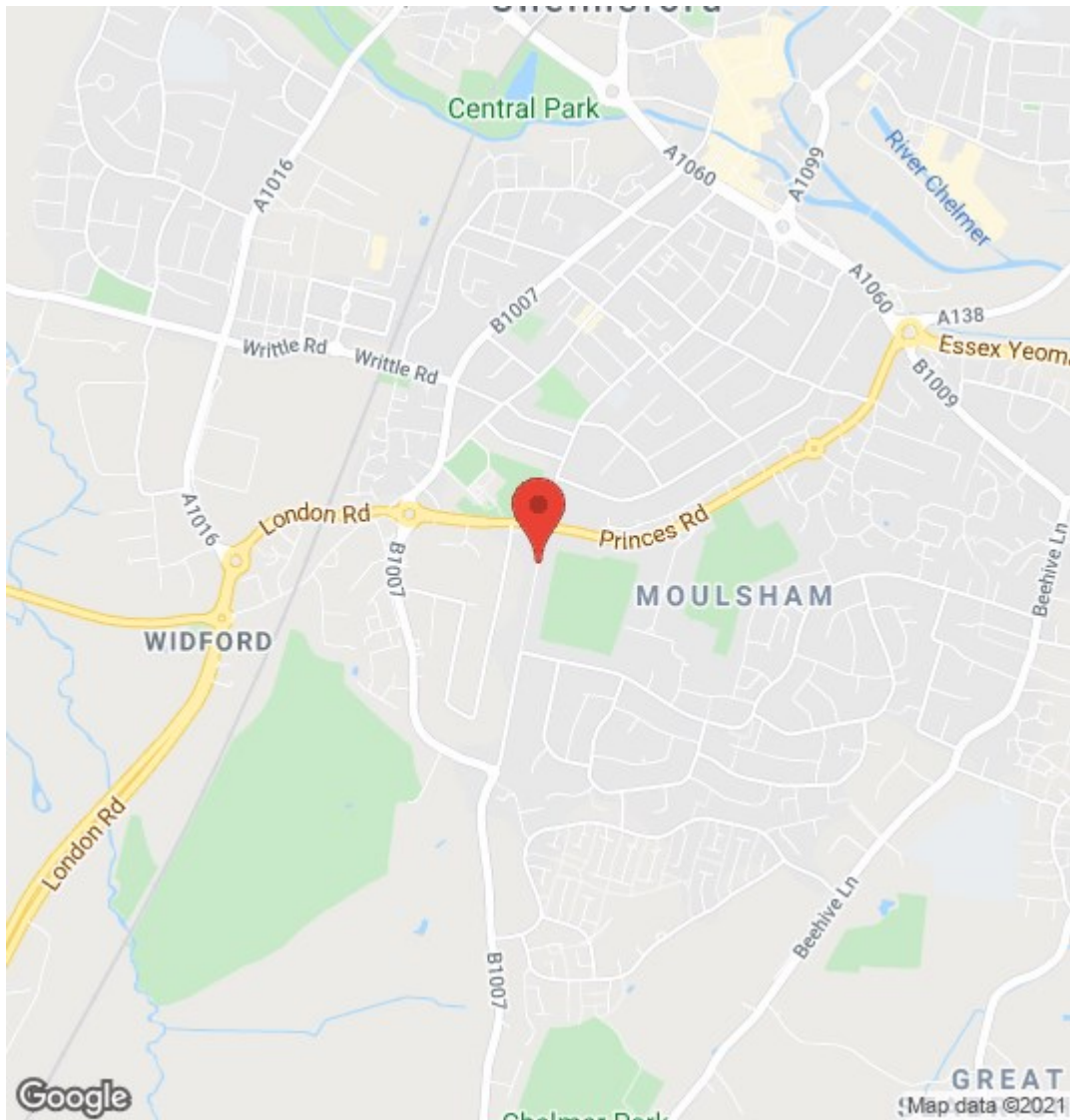
**Ground Floor**

**First Floor**

**Second 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	47	72
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	39	65
EU Directive 2002/91/EC		

**PLEASE CALL 01277 288000 TO ARRANGE A VIEWING**  
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