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Linnet Drive, Chelmsford, Essex, CM2 8AZ

Guide price £375,000

Launch day Saturday 31st October - Please call to arrange an appointment.

An extended three bedroom semi-detached property close to the local amenities including shops, schools and Chelmer Park, situated on the outskirts of Chelmsford city. The property which has been extended to the front and rear to provide spacious accommodation throughout comprising three bedrooms and family bathroom to the first floor. The ground floor consists of a lounge, dining room, sitting room, kitchen and cloakroom to the ground floor. Externally there is a block paved driveway to the front providing off street parking and access to the single garage. The rear garden commences with a raised terrace and lawned gardens.

- Extended semi-detached property
- Family bathroom
- Dining room
- Kitchen
- Single garage
- Three bedrooms
- Lounge
- Sitting room
- Ground floor cloakroom
- EPC - D

Distances

Moulsham High School - 0.5 miles
 Chelmer Park - 0.5 miles
 Gloucester Avenue Shops - 0.4 miles
 Chelmsford City Centre - 1.8 miles
 Chelmsford City Train Station - 2.2 miles
 London Stansted Airport - 19.6 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Porch

Coved ceiling and glazed entrance door.

Entrance Hall

Cloak cupboard. Stairs to first floor and understairs cupboard. Coved ceiling.

Lounge

5.93 x 3.60 (19'5" x 11'9")

Window to front. Coved ceiling. Ornate fireplace with gas fire. Wall lights.

Kitchen

3.34 x 3.02 (10'11" x 9'10")

Window to side. Units fitted to eye and base level finished with laminate roll top work surface and tiled surround. Stainless steel sink unit with mixer tap. Inset ceiling lighting. Built-in oven, four ring hob with extractor over. Integrated fridge/freezer and dishwasher.

Sitting Room

5.31 x 2.51 (17'5" x 8'2")

Glazed door and glazed french doors with side screen to rear garden. Gas boiler.

Dining Room

3.44 x 2.92 (11'3" x 9'6")

Cloakroom

Tiled walls. Low level WC and wall mounted wash hand basin. Obscure window to side.

FIRST FLOOR

Landing

Stairs to ground floor. Storage cupboard. Window to side and coved ceiling. Access to loft.

Bedroom One

4.07 x 3.28 (13'4" x 10'9")

Window to front. Coved ceiling. Built-in wardrobe and airing cupboard housing hot water cylinder and immersion heater.

Bedroom Two

4.54 x 2.22 (14'10" x 7'3")

Window to front. Coved ceiling.

Bedroom Three

3.27 x 3.16 (10'8" x 10'4")

Window to rear. Coved ceiling. Built-in wardrobe.

Bathroom

Obscure window to rear. Suite comprising bath, pedestal wash hand basin, low level WC and enclosed tiled shower cubicle. Tiled walls and inset lighting.

EXTERIOR

Front Garden

Block paved driveway with access to garage and entrance door. Outside lighting. Lawn area.

Single Garage

Up and over door. Power and lighting.

Rear Garden

Raised split level decked terrace, lawned area and paved seating area. Access to garage. Outside tap.

Services

Gas central heating. Mains water and sewage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



