

Cannon Leys, Chelmsford, Essex, CM2 8PD



Freehold

Asking Price Of

£525,000

Subject to contract

5 bedrooms
3 reception rooms
2 bathrooms



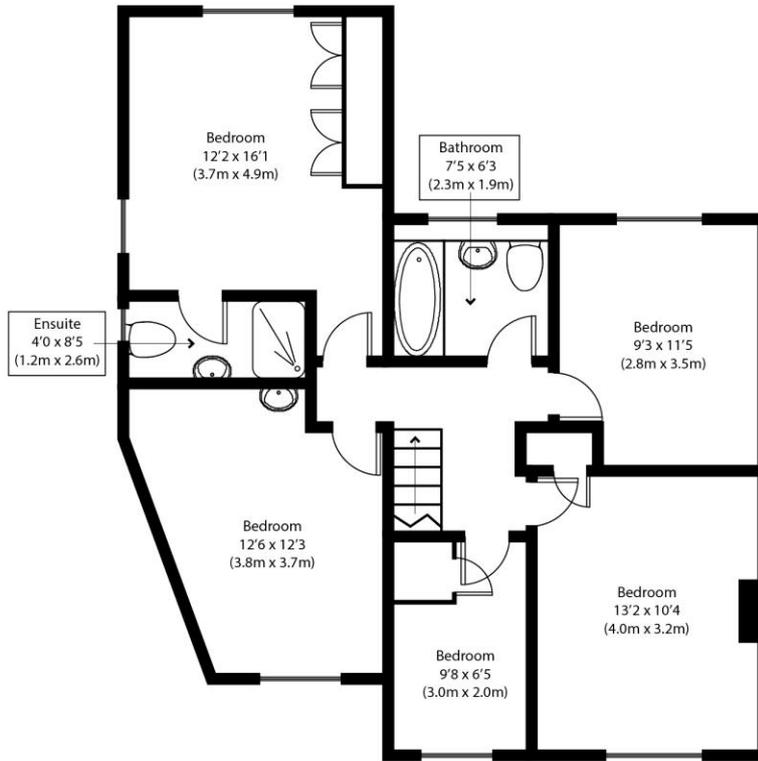
Some details

An exceptionally well-maintained, extended and improved 5 bedroom semi-detached family home occupying a cul-de-sac position within the popular and convenient area of Galleywood, approximately 3 miles south of Chelmsford City centre. The property provides 2 reception rooms, cloakroom, a wonderful kitchen/breakfast room and a large family entertainment space. To the first floor there are 5 bedrooms with en-suite facilities to bedroom one and a separate family bathroom. Externally the property enjoys a larger than average garden, single garage and driveway.

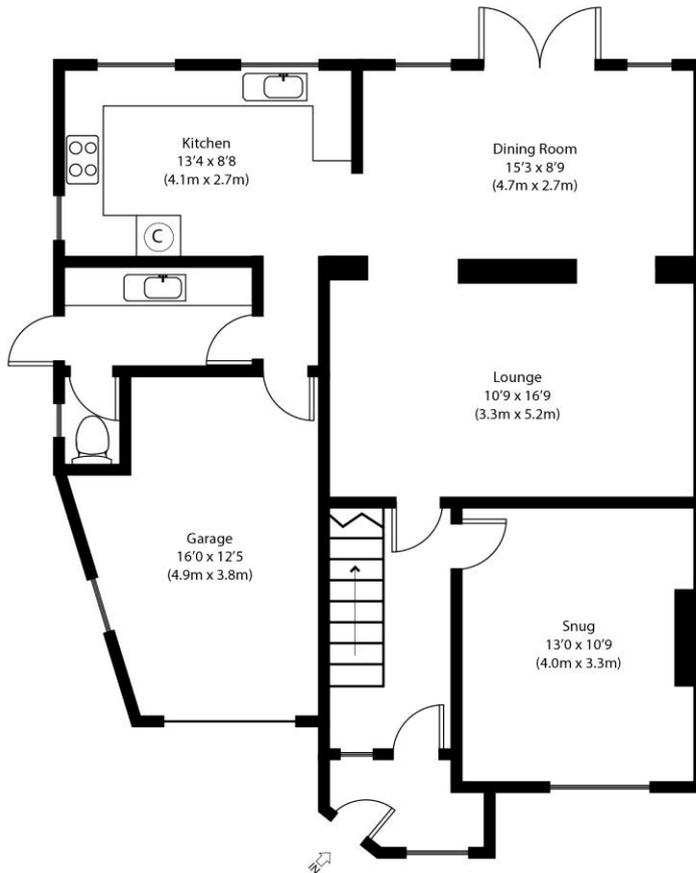
The property is approached from the front via a welcoming entrance hall providing access to all of the ground floor rooms. There is a cloakroom providing a modern suite comprising wc and wash hand basin. The dining room is partially open plan onto the large family entertainment room which is located to the rear of the house and enjoys patio doors leading into the garden. The living room is located to the front of the property and is a light and airy room enjoying a working log burner. There is a fitted modern kitchen/breakfast room fitted with a range of eye and base level units with drawers and granite surfaces. The kitchen includes a range of appliances including integrated dishwasher, Neff double oven, gas hob with filter hood, microwave, warming drawer and fridge/freezer. From here there is access into the utility room providing housing for appliances and further storage with eye and base level units to include a washing machine, gas central heating boiler and water softener. To the first floor a spacious landing leads to 5 well-proportioned bedrooms and a family bathroom. The master bedroom is located to the rear of the house and offers built-in wardrobes and en suite shower facilities. Concluding the accommodation is the bathroom fitted with a modern white suite comprising 'P' shaped bath with shower over, vanity sink unit and concealed wc.



Exceptionally well-maintained, extended and improved 5 bedroom semi-detached family home occupying a cul-de-sac position within the popular area of Galleywood. 2 receptions, wonderful kitchen/breakfast room, family room, En suite facilities, family bathroom, large garden and integral garage.



First Floor



Ground Floor

Approximate Gross Internal Area
1690 sq ft (157 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Lobby

not measured

Inner hall

not measured

Snug

13' x 10' 9" (3.96m x 3.28m)

Lounge

16' 9" x 10' 9" (5.11m x 3.28m)

Dining room

15' 3" x 8' 9" (4.65m x 2.67m)

Kitchen

13' 4" x 8' 8" (4.06m x 2.64m)

Utility room

not measured

WC

not measured



First floor landing

Master bedroom

16' 1" x 12' 2" (4.9m x 3.71m)

Ensuite

8' 5" x 4' (2.57m x 1.22m)

Bedroom two

13' 2" x 10' 4" (4.01m x 3.15m)

Bedroom three

12' 6" x 12' 3" (3.81m x 3.73m)

Bedroom four

11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom five

9' 8" x 6' 5" (2.95m x 1.96m)

Bathroom

7' 5" x 6' 3" (2.26m x 1.91m)

Integral garage

16' x 12' 5" (4.88m x 3.78m)

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The outside

The property is approached from the front over a block paved driveway leading to an integral single garage providing off-road parking for multiple vehicles. The rear garden is westerly facing and measures approximately 45ft in depth and approaching 50ft in width. A most pleasant well established garden with numerous shrubs, plants and trees.

Where?

The property is located at the end of a cul-de-sac within a popular residential area of Galleywood. The property occupies an estate set within a largely semi-rural area, within the parish of Galleywood which is located approximately 3 miles south of Chelmsford city centre. The property is pleasantly situated near to the 'Centenary Circle' which is a pleasant, mostly rural walk through farmland leading from Galleywood Common to Sandon. The local vicinity provides excellent educational facilities with two excellent grammar schools in Chelmsford and the popular Anglo European school in the nearby village of Ingatestone. For the commuter there is convenient access onto the A12 linking through to London which is approximately 30 miles in distance with mainline railway stations at both Chelmsford and Ingatestone providing direct access into London Liverpool Street. The property is also within 0.5 of a mile of Galleywood Common which comprises approximately 175 acres of woodland and open fields and was declared a Local Nature Reserve in 1993.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - To be confirmed.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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Directions

Proceed along New London Road towards the Miami roundabout, taking the second exit onto B1007. At next mini roundabout turn right onto Galleywood Road, B1007, turn left onto Beehive Lane, then right onto Skinner's Lane, left into Watchouse Road, right into Arnold Way, then left into Roughtons, continue forward onto Cannon Leys. SatNav. CM2 8PD

To find out more or book a viewing

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