



PERIOD  
HOMES



Park Avenue  
Chelmsford Essex CM1 2AB  
£550,000



## Park Avenue, Chelmsford, Essex CM1 2AB

Victorian – An exceptionally spacious extended three bedroom semi-detached Victorian house with off street parking, with lovely mellow red brick elevations below a slate tiled roof.

The property retains many fine features associated with houses from this period including; deep skirting boards, tall ceilings, traditional internal doors, picture rails and sympathetically replaced double glazed sash style windows; many with desirable plantation style shutters. The property is situated in a most convenient location, close to Admirals Park, many highly regarded schools and within a short walk from the city centre and train station (0.7 miles).

To the ground floor is a canopy porch and door opening into the 'dog leg' reception hall with decorative corbels, exposed floorboards and stairs rising to the first floor with a storage cupboard under. The proportions of the lounge/dining room are very impressive, enhanced by the tall ceilings and deep bay window and an Adam style fireplace. To the rear is an extended kitchen/breakfast room, fitted in a range of 'on trend' grey coloured units and contrasting worktops. The kitchen includes a built-in oven and hob, with space for white goods and a pantry cupboard. The breakfast area has a vaulted ceiling with Velux windows and bi-folding doors bringing in plenty of natural light. The ground floor cloakroom is fitted with a white suite and also houses the gas boiler.

To the first floor is a split level landing and access hatch to the large loft area offering the opportunity of providing further bedrooms (loft conversion subject to building regulations approval). To the front is an exceptionally large master bedroom with 2 windows overlooking the front aspect. The second bedroom overlooks the rear as does the third double bedroom. The family bathroom is fitted with a white period style suite including a 'roll top' bath and separate shower cubicle.

To the front of the house is a garden containing a flowering cherry tree and mature hedge (potential for creating off street parking). A wide shared driveway leads to the rear where there is space for a large vehicle. A gate takes you into the mature west facing garden which commences with a paved patio, extensive lawns with flower and shrub beds and 2 timber sheds.









**ENTRANCE HALL**  
**SITTING/DINING ROOM**  
27'8 x 12'0 (8.43m x 3.66m)  
**CLOAKROOM**  
**KITCHEN**  
18'3 x 8'10 (5.56m x 2.69m)  
**BREAKFAST ROOM**  
12'0 x 7'9 (3.66m x 2.36m)  
**STAIRS LEADING TO**  
**BEDROOM ONE**  
16'0 x 12'6 (4.88m x 3.81m)  
**BEDROOM TWO**  
12'4 x 10'1 (3.76m x 3.07m )  
**BATHROOM**  
**BEDROOM THREE**  
9'7 x 8'10 (2.92m x 2.69m )



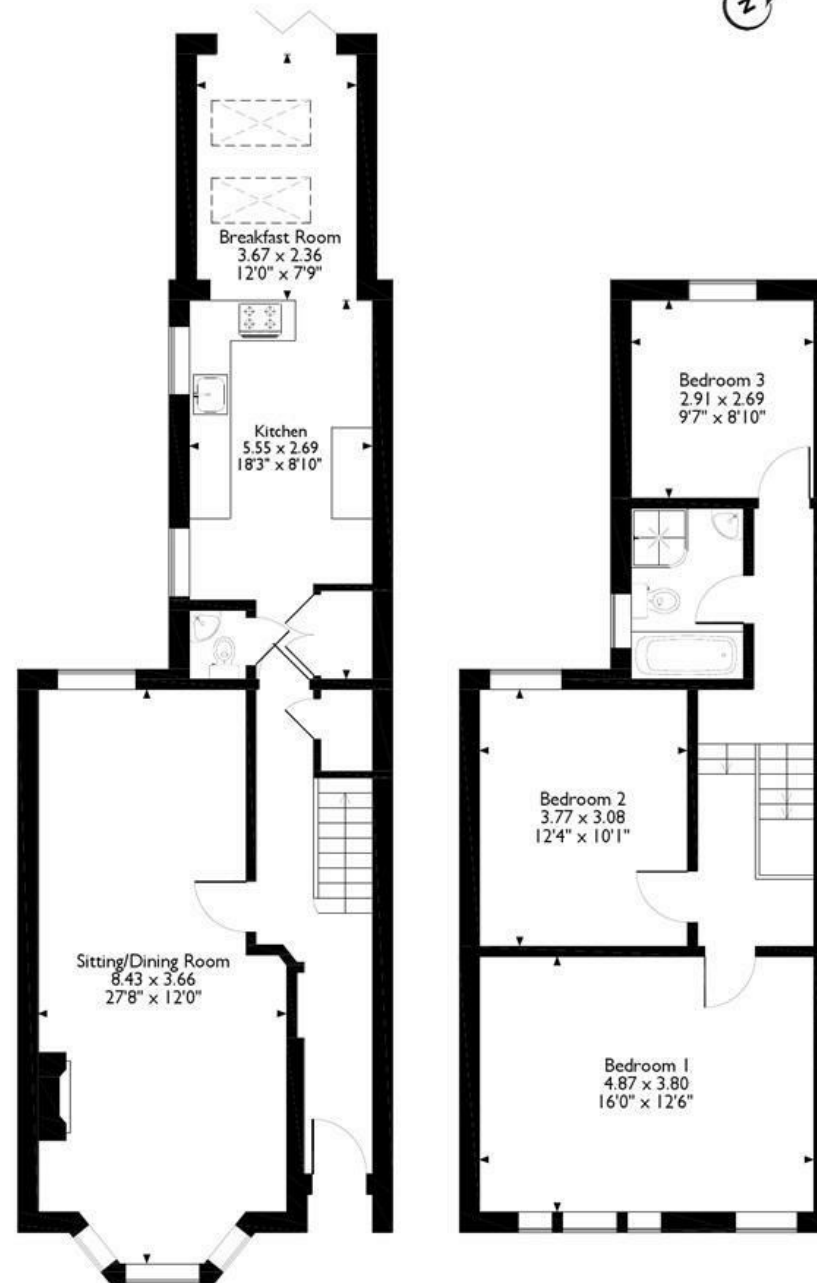






Park Avenue, Chelmsford, Essex  
Approximate Gross Internal Area  
115 Sq M/1243 Sq Ft

2

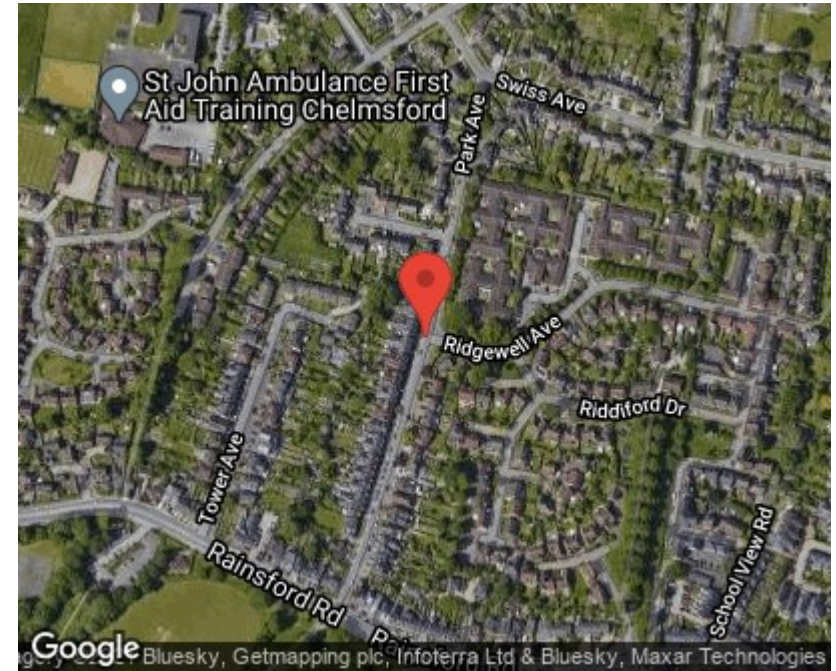
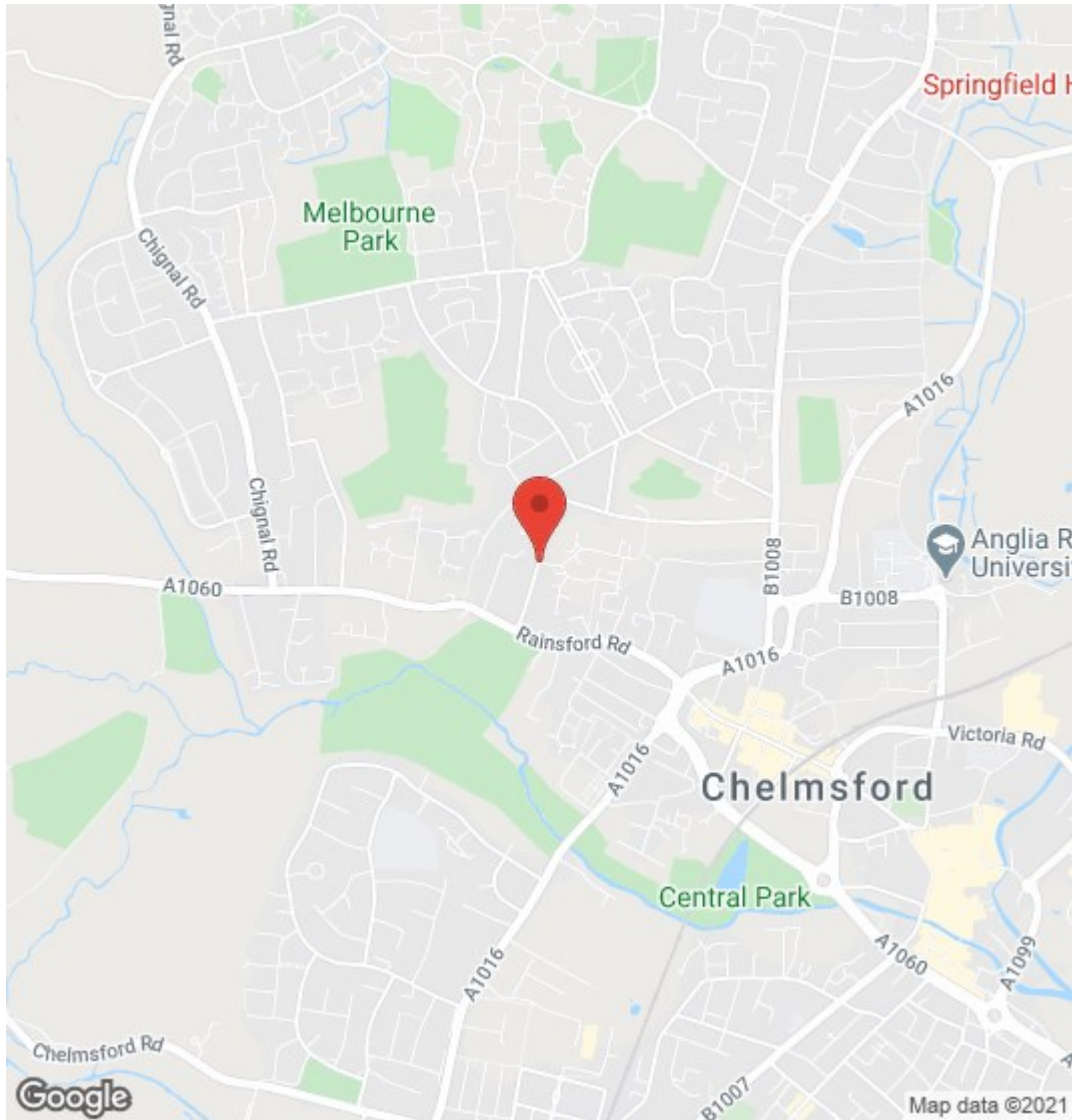


Ground Floor

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>47</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**PLEASE CALL 01277 288000 TO ARRANGE A VIEWING**  
**[www.periodhomes.co.uk](http://www.periodhomes.co.uk)**

**INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION - PROFESSIONAL SERVICE**

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Period Homes, a trading style of Walkers Village and Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.



