

Seventh Avenue, Chelmsford, Essex, CM1 4EE



Freehold  
Asking Price Of  
**£465,000**  
Subject to contract

3 bedrooms  
2 reception rooms  
1 bathroom



Detached bungalow located along 'The Avenues' being sold with no onward chain. 3 bedrooms, open plan lounge/diner, kitchen/breakfast room, wet room, 55 ft rear garden and detached garage.

## Some details

Three bedroom detached bungalow located in a popular and established turning off the Broomfield Road. The property is being sold with no onward chain and comprises entrance hall, lounge open plan to the dining area, kitchen/breakfast room and wet room. The property provides a detached garage and a 55ft rear garden.

The property is located along Seventh Avenue which is situated around 1 mile from Chelmsford city centre.

The property is entered from the side into an entrance hall way providing access to the bedrooms located to the front and side of the property, the open plan lounge/diner is positioned to the rear of the property and provides raised elevations onto the garden and sliding patio doors leading to a raised paved terraced seating area. The kitchen/breakfast room which comprises a collection of wood front units and work surfaces with space for appliances. From the kitchen there is a single door leading to the raised paved terraced with elevated viewing into the rear garden. Concluding the accommodation is a wet room comprising wc, wash hand basin and open wall mounted shower.

### Entrance hall

11' x 4' (3.35m x 1.22m)

### Lounge/diner

21' 5" x 9' (6.53m x 2.74m)

### Kitchen/breakfast room

12' x 10' (3.66m x 3.05m)

### Master bedroom

14' 8" x 9' 9" (4.47m x 2.97m)

### Bedroom two

12' 6" x 11' (3.81m x 3.35m)

### Bedroom three

9' x 8' 5" (2.74m x 2.57m)

### Wet room

8' 2" x 7' (2.49m x 2.13m)

### Garage

single

### The outside

The property is approached from the front over a shared block paved driveway leading to a detached garage. To the front of the property is a low-maintenance garden, paved with shingle borders. To the rear of the property is a paved terrace, concrete patio area with the remainder mainly laid to lawn. The garden measures approximately 55ft in length.

### Where?

The property is located in the highly sought after area of Seventh Avenue. The area provides a mixture of established housing and is popular because of its central position providing direct access to Chelmsford mainline railway station, city centre and local schools.

The property is ideally positioned for County High School for Girls and King Edward Grammar School for Boys along with excellent bus links into the city centre. Chelmsford city centre offers a mixture of recreational and leisure facilities along with a vibrant High Street offering a selection of shops, bars and restaurants. The property is located approximately 1 mile from Broomfield Hospital and within close proximity to Springfield Park Hall recreational park, Fifth Avenue recreational ground and playfield, a local parade of shops and within cycling distance to Chelmsford City centre and Anglian Ruskin University.

### Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - D

### Agents Note

Our vendors has advised subject to planning permission a first floor loft conversion could be approved to provide 2 further bedrooms with ensuite bathrooms. The majority of neighbouring properties have had similar work carried out.

### Directions

From Parkway, turn into Broomfield Road, passing both King Edwards Grammar School for Boys and Chelmsford County High for Girls. Continue along Broomfield Road for approximately half a mile, passing through traffic lights, turning right into Seventh Avenue where the property is located on the right hand side.

### Further information

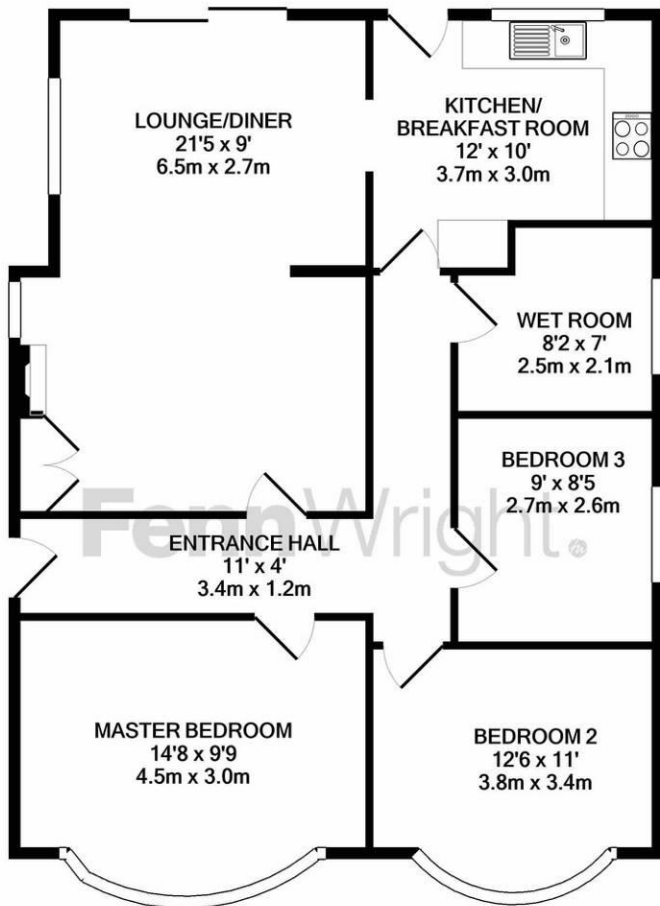
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01245 292 100.





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