

KILN & LODGE

ESTATE AGENTS : REDEFINED



91 Forest Drive

Chelmsford, CM1 2TT

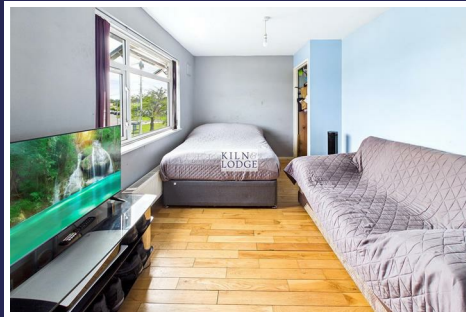
Asking price £350,000



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, Chelmsford, CM1 2TT

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Entrance Porch

Entrance door,

Hallway

10'1 x 7'4 (3.07m x 2.24m)

Entrance door, stairs to first floor. Radiator.

Kitchen

13'8 x 7'3 (4.17m x 2.21m)

Window to side, door to rear. Range of fitted storage units with integrated electric oven. Work surfaces incorporate sink unit and gas hob with extractor over. Space and plumbing for fridge/freezer. Part tiled walls

Living Room

18'3 x 11'3 (5.56m x 3.43m)

Window to front, doors to rear, log burner. Radiator.

Bathroom

8'7 x 6'5 (2.62m x 1.96m)

Window to side, bath with shower attachment. shower cubicle, low level WC, vanity wash hand basin.

Utility Room

7'6 x 4'11 (2.29m x 1.50m)

Door to side, fitted storage units, space and plumbing for washing machine and tumble dryer, wall mounted boiler, work surfaces incorporating a sink unit.

Side Porch

Door to front and Side

Bedroom Three /Reception Room

13'7 x 8'7 (4.14m x 2.62m)

Window to rear, radiator.

First Floor

Landing

6'7 x 3'2 (2.01m x 0.97m)

Window to side, stairs to ground floor.

Bedroom One

15'10 x 9' (4.83m x 2.74m)

Window to front, radiator, storage cupboard.

Bedroom Two

11'11 x 9' (3.63m x 2.74m)

Window to rear, radiator

Bathroom

6'6 x 5'4 (1.98m x 1.63m)

Window to rear, shower cubicle, low level WC, vanity wash hand basin.

Exterior

Front Graden

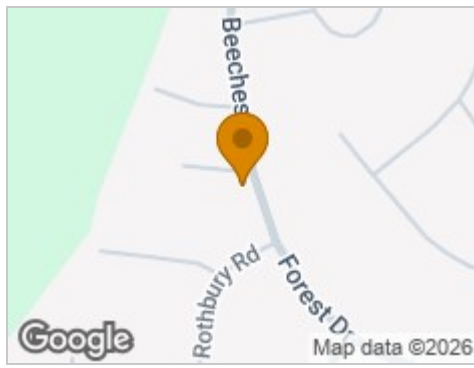
Lawned area with hedges to boundaries.

Rear Garden

Double gates providing rear access, large lawned area, well stocked with flowers, shrubs and bushes, timber shed and green house to remain



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾
919 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>				<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(39-48) D</p> <p>(29-34) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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