

KILN & LODGE

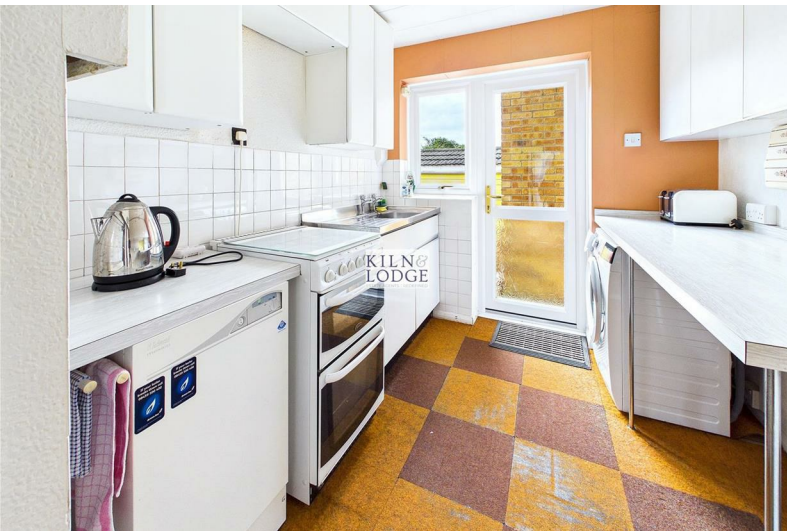
ESTATE AGENTS : REDEFINED



9 Yewtree Gardens

Chelmsford, CM2 9JF

Offers in excess of £400,000



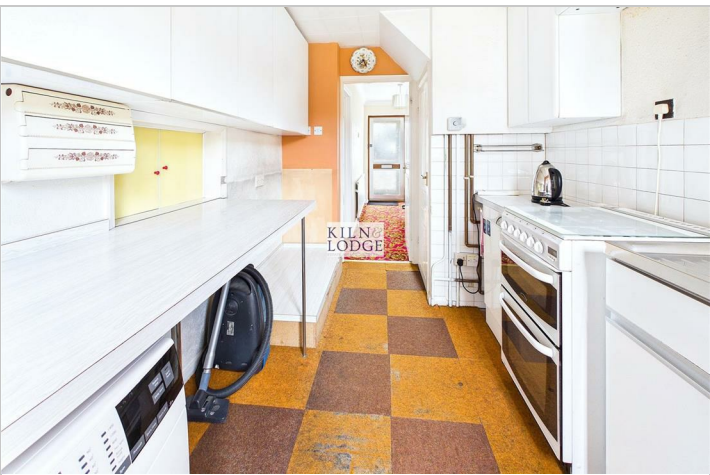
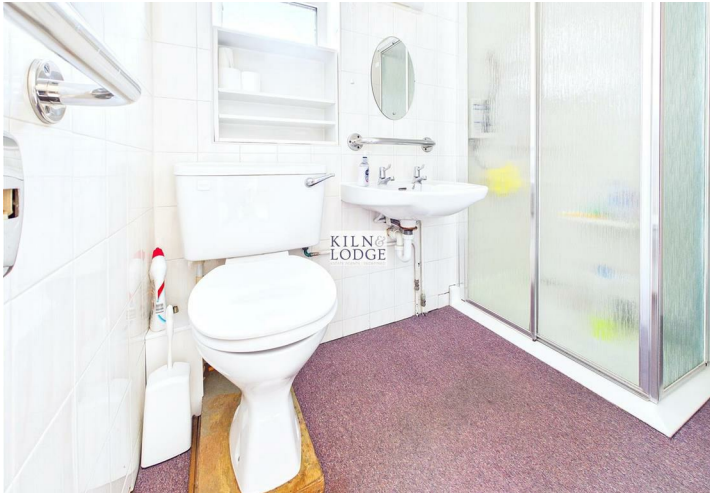
9 Yewtree Gardens

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- Entry**
5'9 x 3'7 (1.75m x 1.09m)
Entrance door, windows to front and side.
- Hallway**
11'3 x 5'7 (3.43m x 1.70m)
Stairs to first floor, radiator understairs storage cupboard.
- Kitchen**
7'10 x 7'6 (2.39m x 2.29m)
Window and door to rear. Range of fitted storage units, space and plumbing for washing machine, fridge, freezer and oven. Boiler. Work surfaces and sink unit. Further storage cupboard.
- Living Room**
22' x 9'2 (6.71m x 2.79m)
Window to front, feature fireplace. Radiator. Doors to:
- Reception Room/Bedroom**
11'7 x 8' (3.53m x 2.44m)
Patio doors to rear, radiator. storage cupboard. Door to
- Shower Room**
7'8 x 4'3 (2.34m x 1.30m)
Window to side. Shower Cubicle, wash hand basin, low level WC
- First Floor**
 - Landing**
 - Landing**
5'10 x 3'7 (1.78m x 1.09m)
Window to side, stairs to ground floor. Access to loft.
- Bedroom One**
11'6 x 10'6 (3.51m x 3.20m)
Window to front, storage cupboard., radiator.
- Bedroom Two**
10'6 x 10' (3.20m x 3.05m)
Window to rear, radiator.
- Bedroom Three**
8'6 x 6'4 (2.59m x 1.93m)
Window to front, radiator, storage cupboard.
- Bathroom**
6'2 x 5'4 (1.88m x 1.63m)
Window to rear, panelled bath, vanity wash hand basin, close coupled WC, radiator.
- Exterior**
 - Frontage**
Block paved driveway, hardstanding leading to side access and rear garden.
 - Garage**
Up and over door.
 - Rear Garden**
Mainly laid to lawn with a patio area, various flowers and shrubs, access to front and garage.



Road Map



Hybrid Map



Terrain Map



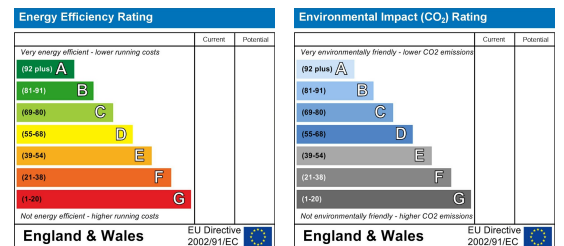
Floor Plan



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



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