

KILN & LODGE

ESTATE AGENTS : REDEFINED



14 Falcon Way

Chelmsford, CM2 8AY

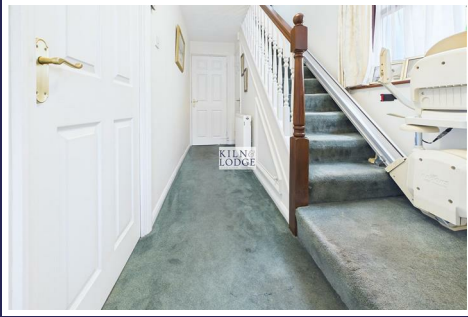
Guide price £590,000



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Entrance Porch

6'11 x 3'1 (2.11m x 0.94m)

Entrance door, window to side, storage cupboard.

Hallway

15'11 x 3'2 (4.85m x 0.97m)

Stairs to first floor, storage cupboard, window to side. Radiator.

WC

5'11 x 2'7 (1.80m x 0.79m)

Window to side, low level WC, wash hand basin. Radiator.

Living Room

16' x 11'9 (4.88m x 3.58m)

Window to front, feature fireplace, radiator.

Kitchen/Breakfast Bar

18' x 9'2 (5.49m x 2.79m)

Window to side, door to rear. Range of fitted storage cupboards with an integrated fridge and freezer. Space and plumbing for dishwasher. Work surfaces incorporate a sink unit with mixer taps. Part tiled walls. Radiator.

Utility Room

10'9 x 6' (3.28m x 1.83m)

Range of storage units. wall mounted boiler, space and plumbing for washing machine and tumble dryer. Work surfaces incorporates sink unit with mixer taps.

Dining Room

16' x 10'4 (4.88m x 3.15m)

Patio doors to rear, radiator.

Conservatory

11'10 x 7'8 (3.61m x 2.34m)

Windows and door to rear.

First Floor

Landing

7'3 x 7'3 (2.21m x 2.21m)

Window to side, two storage cupboards, access to loft.

Bedroom One

15'11 x 10'5 (4.85m x 3.18m)

Window to side and rear. Range of fitted wardrobes. Radiator.

Bedroom Two

10'7 x 10'5 (3.23m x 3.18m)

Window to rear, radiator.

Bedroom Three

10'6 x 9'11 (3.20m x 3.02m)

Window to front, radiator. Range of fitted wardrobes.

Bedroom Four

10' x 7'4 (3.05m x 2.24m)

Window to front, radiator. Storage cupboard.

Four Piece Bathroom

8'3 x 7'3 (2.51m x 2.21m)

Window to rear, panelled bath, enclosed shower cubicle, pedestal wash hand basin, close coupled WC. Radiator.

Frontage

Block paved driveway providing off road parking. Access to garden.

Secluded Rear Garden

Paved patio area, remainder laid to lawn. The boundaries are well stocked with flowers, shrubs, bushes and trees.

Garage One

Up and Over door, power and light connected.

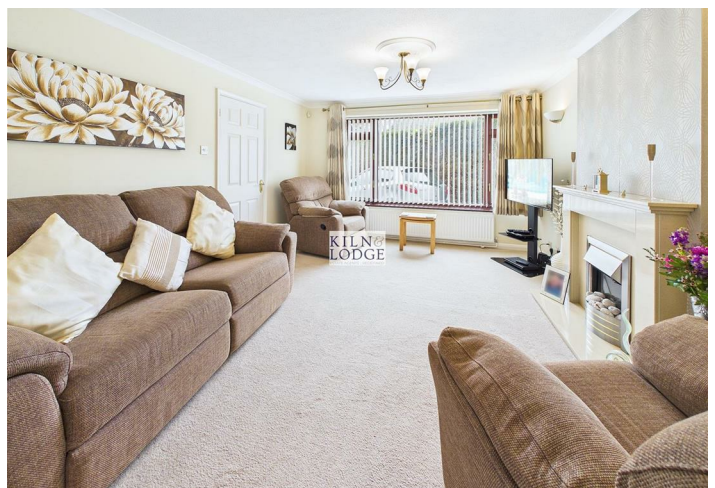
Garage Two

Up and over door, power and light connected.

Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.

Tel: 01245 330764



Road Map



Hybrid Map



Terrain Map



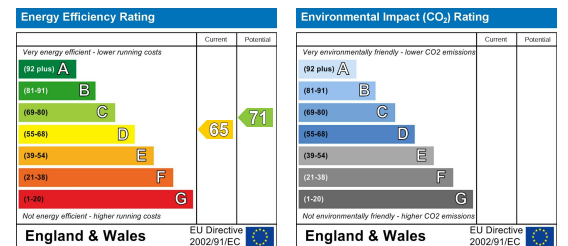
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.