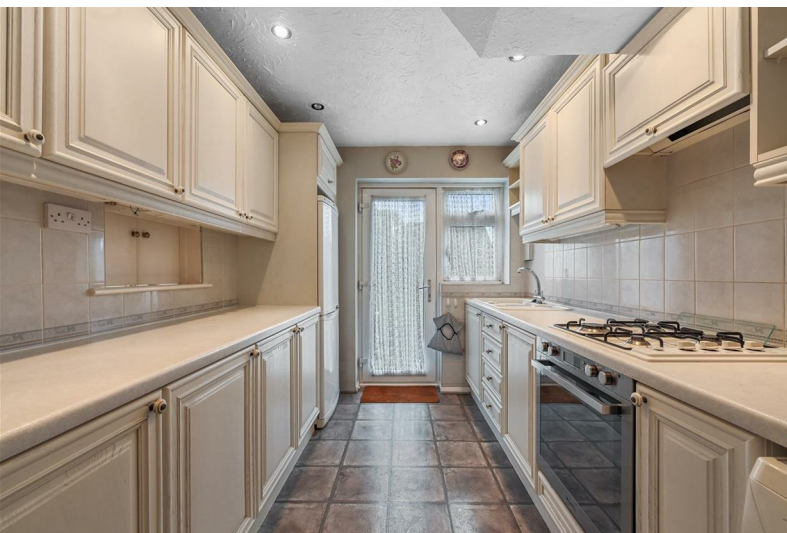# 26 Magnolia Close

Chelmsford, CM2 9HU

Offers in excess of £450,000

3   1   2

26 Magnolia Close

Chelmsford, CM2 9HU

Offers in excess of £450,000

Entrance Hall
Entrance door, stairs to first floor.

Kitchen
11'2 x 7'9 (3.40m x 2.36m)
Window and door to rear, range of fitted units with an integrated electric oven. Space and plumbing for washing machine and fridge/freezer. Work surfaces incorporate sink unit and gas hob with extractor over.

Lounge/Diner
22'5 x 11'7 (6.83m x 3.53m)
Window to front and patio doors to rear, feature fireplace, radiator.

Conservatory
11'9 x 11'3 (3.58m x 3.43m)
Windows and doors to rear, radiator.

First Floor

Landing
Window to side, stairs to ground floor.

Bedroom One
12'8 x 11'2 (3.86m x 3.40m)
Window to rear, fitted wardrobes, radiator.

Bedroom Two
11'5 x 9'6 (3.48m x 2.90m)
Window to rear, fitted cupboard, radiator

Bedroom Three
9'7 x 6'5 (2.92m x 1.96m)
Window to front, radiator, storage cupboard.

Bathroom
6'7 x 5'8 (2.01m x 1.73m)
Window to rear, shower cubicle, wash hand basin, close coupled WC, radiator.

Exterior

Driveway
Block Paved Driveway leading to garage

Detached Garage
19'8 x 10'3 (5.99m x 3.12m)
Up and over door.

Large Rear Garden
Paved patio area, side access, remainder laid to lawn with fencing to boundaries and various, trees, flowers and shrubs.
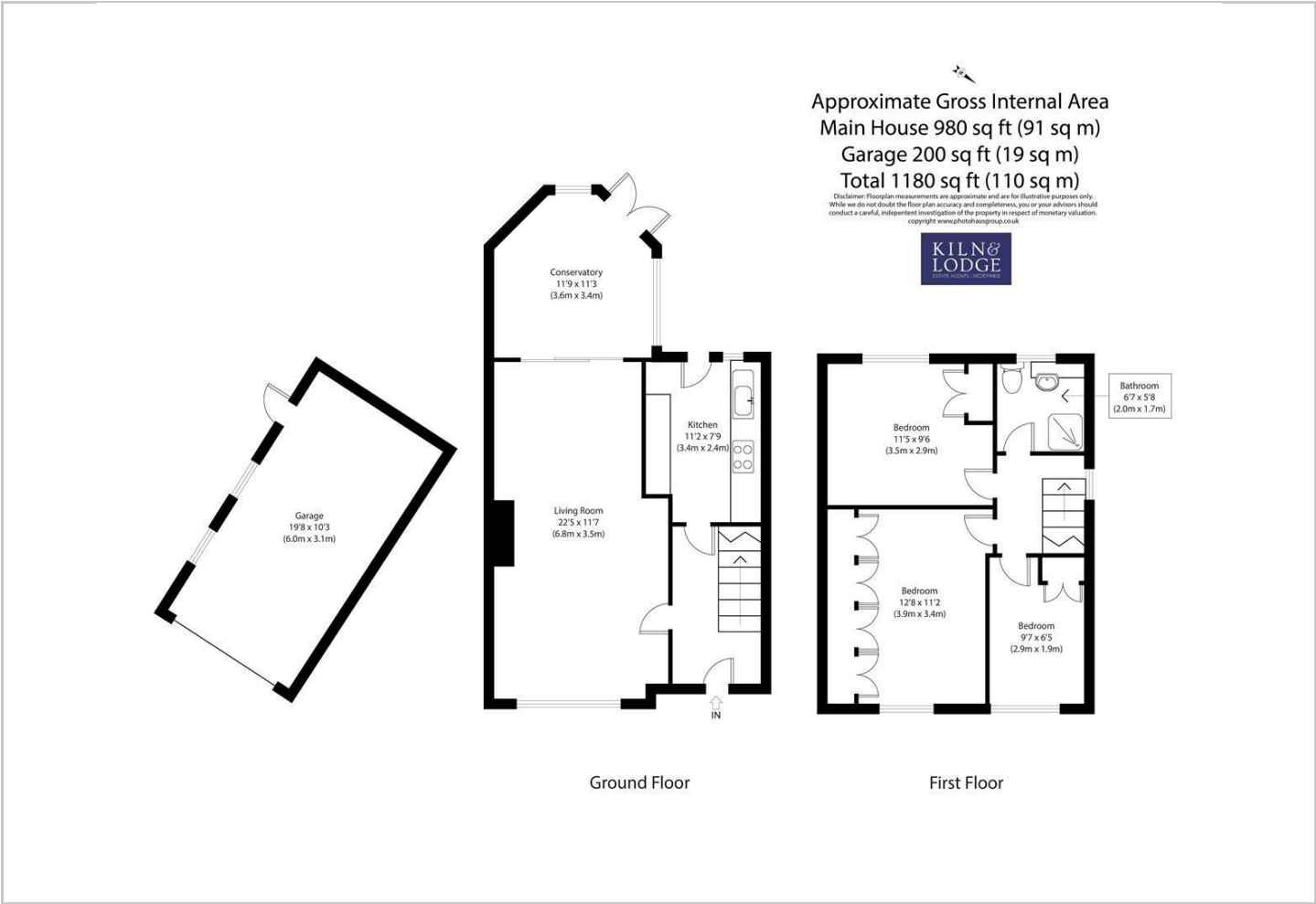
Road Map

Hybrid Map

Terrain Map

Floor Plan

Approximate Gross Internal Area
Main House 980 sq ft (91 sq m)
Garage 200 sq ft (19 sq m)
Total 1180 sq ft (110 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

KILN & LODGE
ESTATE AGENTS | REDEFINED

Conservatory
11'9 x 11'3
(3.6m x 3.4m)

Kitchen
11'2 x 7'9
(3.4m x 2.4m)

Living Room
22'5 x 11'7
(6.8m x 3.5m)

Garage
19'8 x 10'3
(6.0m x 3.1m)

Bedroom
11'5 x 9'6
(3.5m x 2.9m)

Bathroom
6'7 x 5'8
(2.0m x 1.7m)

Bedroom
12'8 x 11'2
(3.9m x 3.4m)

Bedroom
9'7 x 6'5
(2.9m x 1.9m)

IN

Ground Floor

First Floor

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Vison Offices, Saxon House 27 Duke Street, Chelmsford, Essex, CM1 1HT
Tel: 01245 330764 Email: sales@kilnandlodgeestates.co.uk https://www.kilnandlodgeestates.co.uk