

# KILN & LODGE

ESTATE AGENTS : REDEFINED



122 Imperial Avenue

Mayland, Chelmsford, CM3 6AJ

Guide price £550,000



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## ACCOMMODATION

### Entrance Porch

Part glazed door to front. Obscure double glazed Access leading to inner hallway. Wood effect flooring.

### Bedroom Two

11'7 x 9'4 (3.53m x 2.84m)

Double glazed window to front. Laminate flooring,

### Bedroom Three

10'7 x 8'2 (3.23m x 2.49m)

Double Glazed window to side. Laminate flooring,

### En- suite

Obscure double glazed window . Three piece suite comprising low level WC, wash hand basin and shower with attachments. Chrome effect heated towel rail Tiled flooring. Part tiled walls.

### Bedroom Four

9'0 x 8'0 (2.74m x 2.44m )

Double glazed window to side. Laminate flooring,

### Bedroom Five

8'1x7'0 (2.46mx2.13m)

Double glazed window to side. Laminate flooring,

### Bathroom

Obscure double glazed window to side. Three piece modern suite comprising low level WC, Vanity wash hand basin and panelled bath with screen and shower attachments over. Tiled flooring.

### Lounge

19'4 x 12'4 (5.89m x 3.76m)

Double glazed windows to rear. Part glazed door to side. Electric fireplace. Radiator. Wood effect flooring. Radiator. Door leading to

### Kitchen

Large double glazed windows to rear. Units to eye and base level, incorporating Sink and drainer with mixer taps over. Breakfast bar. Gas hob. Fridge Freezer. Space ad plumbing for washing machine, tumble dryer and fridge freezer. Tiled flooring. Door to rear garden.

### Bedroom One

22'5 x 9'5 (6.83m x 2.87m)

Double-glazed window to rear. Laminate flooring.

### Exterior

#### Front Garden

Large paved driveway providing ample space for numerous cars. Access leading to front. Bushes/shrubs to boundaries. Access to rear garden.

#### Rear Garden

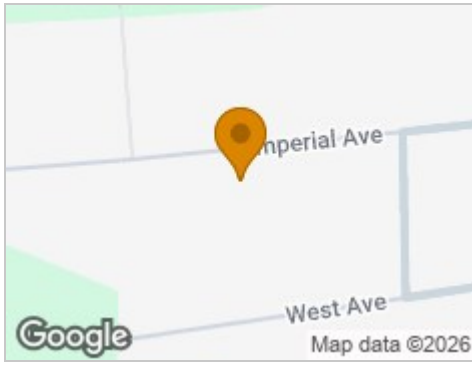
Laid to lawn. Workshop. shed. fences to all boundaries.

#### Workshops

Large workshop. Power and light connected. Also provides ample storage.



### Road Map



### Hybrid Map



### Terrain Map



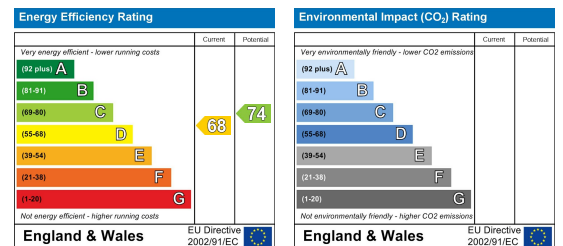
### Floor Plan



### 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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