



## 522 Linnet Drive

Chelmsford, CM2 8AN

Asking price £350,000





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## Entrance Porch

6'5 x 4'7 (1.96m x 1.40m)

Entrance door, window to front, door to:

## Living Room

15'2 x 13'7 (4.62m x 4.14m)

Window to front, carpet, radiator, stairs to first floor.

## Kitchen/Diner

15'3 x 12'9 (4.65m x 3.89m)

Window and door to rear. Storage cupboard and radiator in the dining area. The kitchen offers a range of fitted storage units with an integrated electric oven, fridge/freezer and washing machine. Work surfaces incorporate sink unit and electric hob. Further cupboard housing boiler.

## First Floor

### Landing

Stairs to ground floor. Access to loft. Airing cupboard.

### Bedroom One

14'6 x 9' (4.42m x 2.74m)

Window to front, carpet, radiator.

### Bedroom Two

12'6 x 7'1 (3.81m x 2.16m)

Window to rear, carpet, radiator.

### Bedroom Three

10'2 x 6' (3.10m x 1.83m)

Window to front, radiator, carpet, storage cupboard.

## Family Bathroom

7'10 x 5'6 (2.39m x 1.68m)

Window to rear. A panelled bath with an electric shower over. Pedestal wash hand basin, close coupled WC, Tiled walls,

## Exterior

### Front Garden

Mainly laid to lawn with a fence and bushes to border.

### Rear Garden

A paved patio area, remainder laid to lawn, fencing to boundaries. Gate to rear.







Road Map



Hybrid Map



Terrain Map



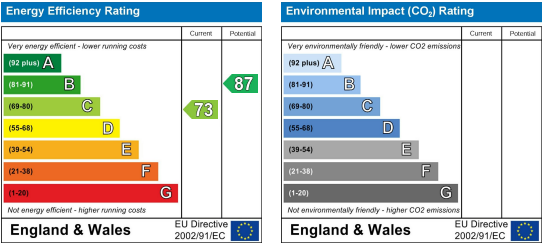
Floor Plan



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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