

KILN & LODGE

RAISING YOUR EXPECTATIONS



30 Harrington Mead

Chancellor Park, Chelmsford, CM2 6YU

Offers in excess of £565,000



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The accommodation is immaculate throughout comprising entrance hall, WC, study, large lounge with dining area. the lounge and dining room open to a good sized kitchen diner. The open plan living room has a box bay window, and window to the side, the kitchen/diner runs the length of the property, and has dual aspect French doors either end, making this kitchen the heartbeat of the home. On the first floor can be found the main bedroom with en-suite shower room, bedroom two with en-suite shower room, two further generous sized bedrooms and the main family bathroom.

This fantastic home also benefits from a well maintained rear garden, Garage and two driveway parking spaces. We highly recommend viewing to truly admire this home.

Entrance Hall

Double glazed window to front, double radiator, stairs leading to first floor, doors to various rooms, wood effect flooring.

Ground Floor Cloakroom

Low flush w/c, pedestal wash hand basin, wall mounted boiler.

Study

14'0 x 7'2 (4.27m x 2.18m)

Window to side, double radiator, wood flooring and rear garden access.

Lounge

17'6 x 12'1 (5.33m x 3.68m)

Double glazed bay window to side and double glazed window to front, 3 x radiators, french doors to kitchen, new carpet.

Dining Area

16'9 x 10'4 (5.11m x 3.15m)

Double glazed window, new carpet, opening to kitchen, under stairs storage cupboard, electric feature fire place, radiator.

Kitchen Diner

24'1 x 8'2 (7.34m x 2.49m)

Black gloss wall units and cream gloss base units, granite work surfaces, built in double oven and microwave, 1 1/2 bowl single drainer sink unit with mixer tap, plumbing for washing machine, dishwasher and fridge freezer. Separate seating and eating area. French doors to front and to rear garden, radiator.

First Floor Landing

Loft access, airing cupboard, carpet. Door leading to:

Bedroom One

11'11 x 10'10 (3.63m x 3.30m)

Double glazed windows to both front and side aspect, Integrated Units to fit King Size bed, radiator, door to:

En-suite

Shower cubicle with rain shower and separate shower attachment, close coupled w.c, wash hand basin, lino flooring.

Bedroom Two

11'7 x 9'9 (3.53m x 2.97m)

Double glazed windows to both front and side aspect, door to:

En-Suite

Shower cubicle with rain shower and separate shower attachment, low flush w.c, wash hand basin with mixer tap, double glazed window to front, lono flooring.

Tel: 01245 263339

Bedroom Three

9'9 x 8'1 (2.97m x 2.46m)

Double glazed windows to both side aspects, radiator

Bedroom Four

8'4 x 7'9 (2.54m x 2.36m)

Double glazed window to rear, radiator.

Bathroom

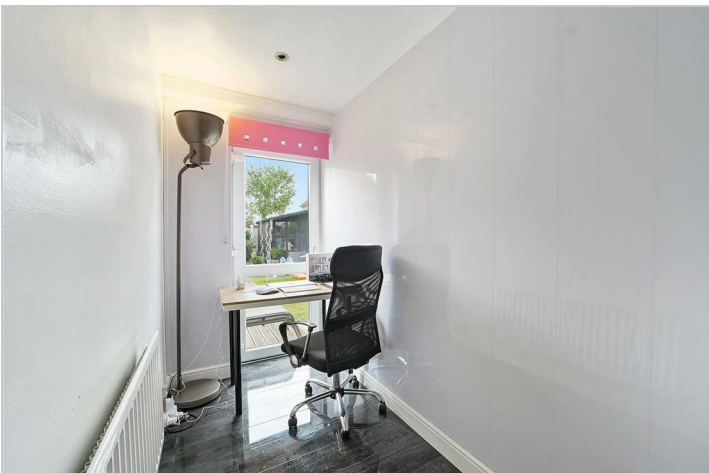
Roll top bath with mixer tap, and shower over, vanity wash hand basin with mixer tap, heated towel rail, obscured double glazed window to rear, lino flooring.

Rear Garden

French doors opening from kitchen to mainly laid to lawn, with 2 split level decking area. The rear aspect of the property also backs onto farmland.

Front Area

There is a garage and two parking spaces to the front of the property, which overlooks a small green.



Road Map



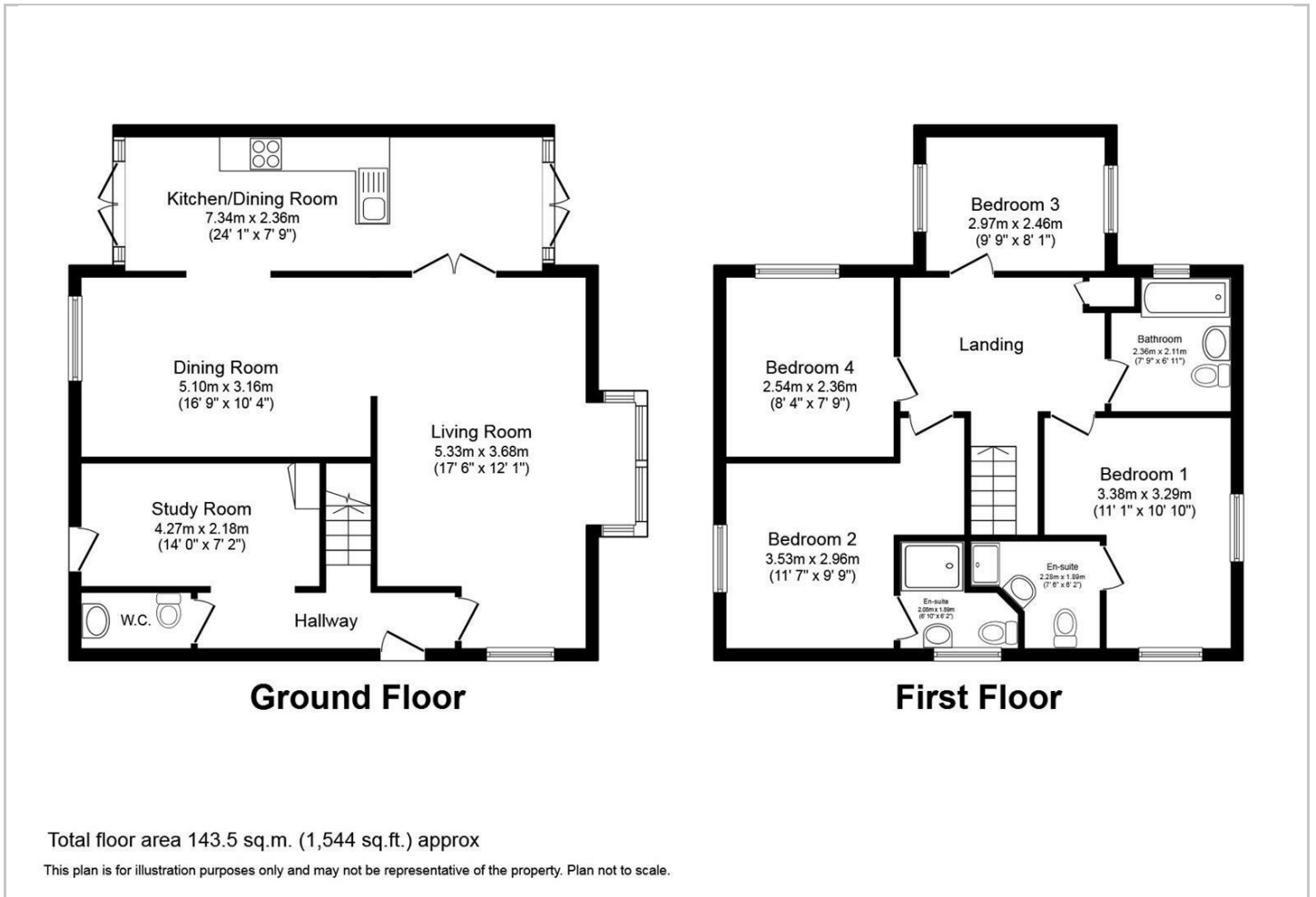
Hybrid Map



Terrain Map



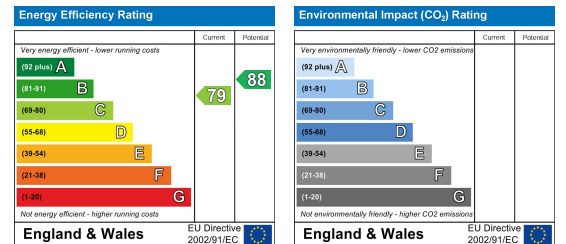
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 263339 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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