KILN& LODGE
ESTATE AGENTS : REDEFINED



# Isaraa Cooksmill Green

Chelmsford, CM1 3SH

Guide Price £700,000 to £750,000

3 2 2 E





# Isaraa Cooksmill Green

Chelmsford, CM1 3SH

## Guide Price £700,000 to £750,000





### Entrance Hall
18'5 x 4'7 (5.61m x 1.40m)
Double glazed entrance door, airing cupboard.

### Living Room
14'9 x 13'3 (4.50m x 4.04m)
Double glazed window to front, brick fireplace, fitted storage.

### Snug
10'2 x 9'9 (3.10m x 2.97m)
Double glazed window to side.

### Kitchen/Diner
15'10 x 14'9 into 7'6 x 7'5 (4.83m x 4.50m into 2.29m x 2.26m)
Vaulted ceiling, double glazed window to side and rear, door to front and rear. Range of fitted appliances with integrated electric oven, microwave, fridge, freezer. Space and plumbing for dishwasher. Work surfaces incorporates sink unit and induction hob. Vaulted ceiling.

### Utility/WC
7'8 x 7'1 (2.34m x 2.16m)
Close coupled WC, wash hand basin, space and plumbing for washing machine and tumble dryer.

### Bedroom One
14'9 x 10'1 (4.50m x 3.07m)
Double glazed window to rear,

### Bedroom Two
11'9 x 10'2 (3.58m x 3.10m)
Double glazed window to side.

### Bedroom Three
11'9 x 10'1 (3.58m x 3.07m)
Double glazed window to front.

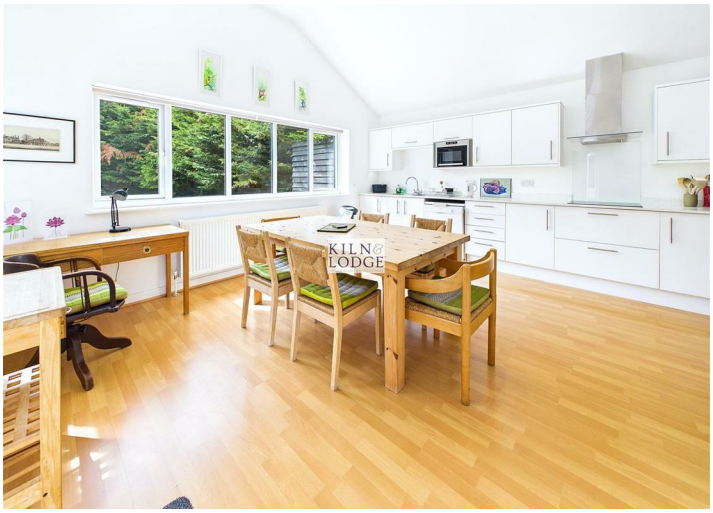
### Exterior

### Ample Off Parking

### Carport

### Wrap Around Garden
A secluded plot, mainly laid to lawn with trees and hedges to boundaries

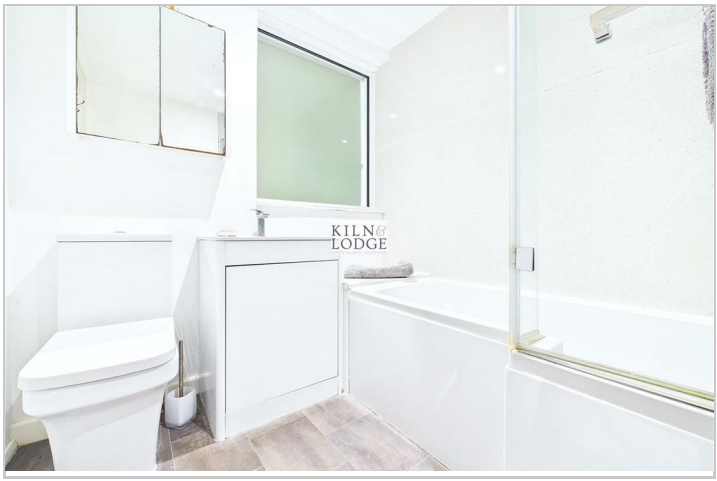
### Agents Note
Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.





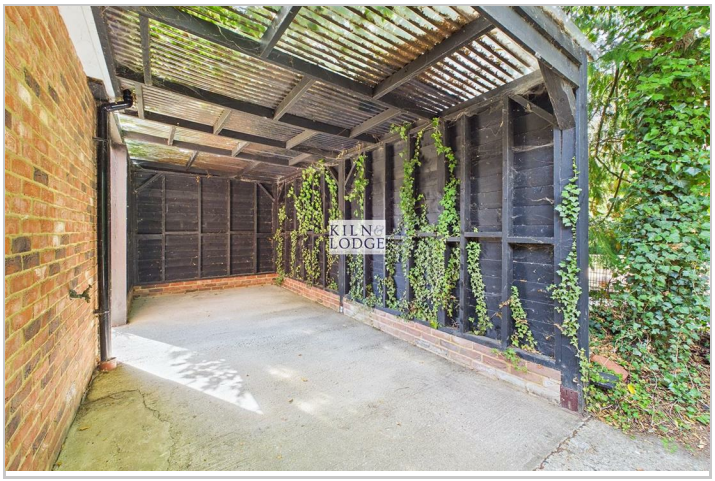












## Road Map




## Hybrid Map




## Terrain Map



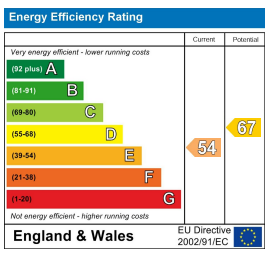

## Floor Plan

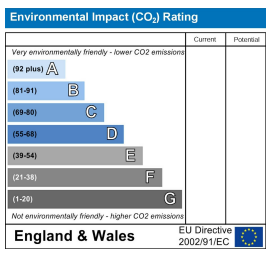



## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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