

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## 2 Kingscourt Cottages

Cooksmill Green, Chelmsford, CM1 3SJ

Guide price £875,000



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## Entrance Hall

Entrance door, stairs to first floor with fitted storage underneath. Window to front.

## WC

Close coupled WC, wash hand basin

## Study

11'7 x 6'3 (3.53m x 1.91m)

Window to front, radiator.

## Open Plan Kitchen/Living Area

27'6 x 19'2 (8.38m x 5.84m)

Two windows to the side, by-folding doors to rear. Range of high quality storage units with an integrated dishwasher and wine cooler. There's space and plumbing for an American style Fridge/Freezer. The granite work surfaces incorporates the butler sink. The island provides additional storage and a breakfast bar along with space for the Range 'LPG' Cooker and hob. with an extractor hood over. The granite work surfaces incorporates an additional sink unit with mixer taps. The living area is carpeted with plenty of room for soft furnishings, radiator and an air conditioning unit.

## Utility Room

7'2 x 5'8 (2.18m x 1.73m)

Space and plumbing for washing machine and tumble dryer. Granite work surfaces incorporates sink unit.

## First Floor

### Landing

Galleried landing with stairs to ground floor and window to front.

### Bedroom One

12'6 x 11'7 (3.81m x 3.53m)

Window to front, radiator, carpet

## Bathroom/Ensuite

7'2 x 6'6 (2.18m x 1.98m)

Tiled bath with shower over. Vanity wash hand basin, close coupled WC, towel rail. Door to Bedroom One and Landing.

## Bedroom Two

11'5 x 11'3 (3.48m x 3.43m)

Window to rear, radiator, carpet.

## Ensuite

7'2 x 6'1 (2.18m x 1.85m)

Shower cubicle, close coupled WC, wash hand basin. Towel rail.

## Bedroom Three

13'8 x 7'2 (4.17m x 2.18m)

Window to rear, radiator, carpet.

## Exterior

### Front

Ample off road parking leading to Annexe and rear garden. A Lawned area with hedges to boundary.

### Landscaped Rear Garden

A paved patio area, remainder laid to lawn with plenty of flowers and shrubs. Fencing to boundaries.

## Self Contained Annexe

### Living Area

12'3 x 11'5 (3.73m x 3.48m)

Doors to side and rear. Storage units house kitchenette and fridge. Radiator.

### Bedroom

10'3 x 6'9 (3.12m x 2.06m)

Window to side, radiator.

## Bathroom

6'9 x 4'1 (2.06m x 1.24m)

Shower cubicle, wash hand basin, low level WC.

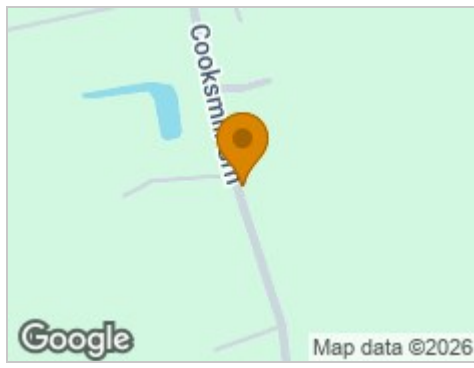
## Agent Notes

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



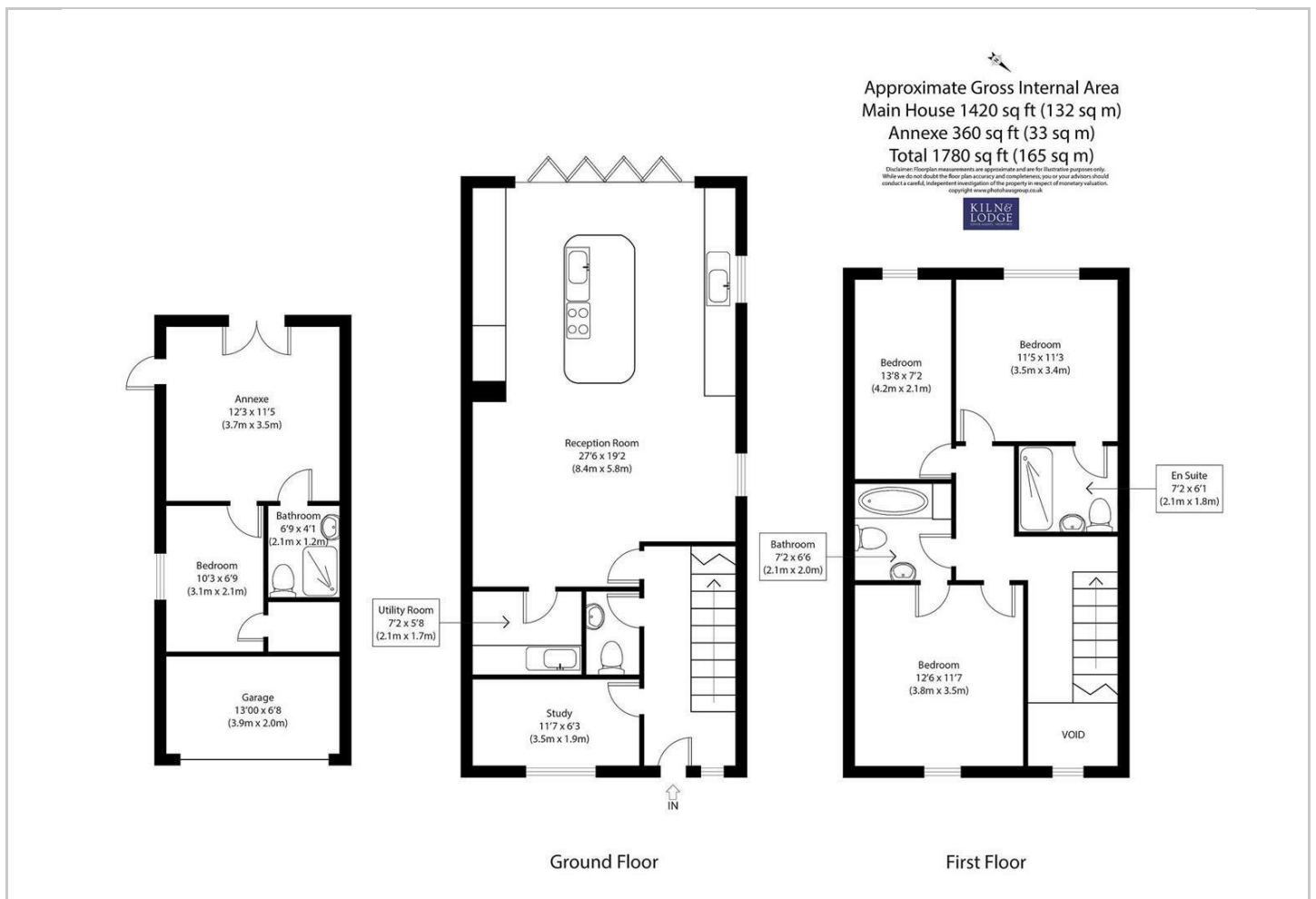
Hybrid Map



Terrain Map



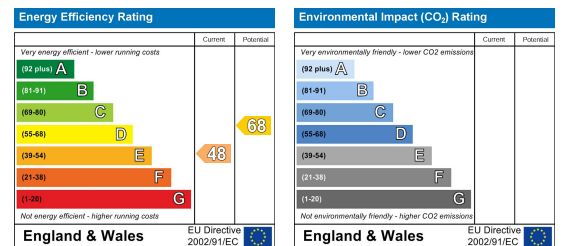
Floor Plan



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



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