

# KILN& LODGE

ESTATE AGENTS : REDEFINED



336 Linnet Drive  
, Chelmsford, CM2 8AL

**\*\*FAMILY HOME IN TILE KILN\*\*** This THREE bedroom END OF TERRACE property is within walking distance to MILD MAY PRIMARY SCHOOL and is IDEAL FOR FAMILIES. The accommodation comprises of a good size lounge with log burner, kitchen/diner, conservatory, downstairs w/c, three good sized bedrooms, family bathroom and rear garden.

Offers in excess of £370,000

## 336 Linnet Drive , Chelmsford, CM2 8AL



- Popular Tile Kiln Location
- Kitchen/Diner
- Three Good Sized Bedrooms
- Family Home
- Log Burner
- Conservatory
- End Of Terrace
- Downstairs Cloakroom
- Close to Mildmay Primary School
- Rear Garden

Porch

Downstairs W/C

Lounge

14'11" x 14'0" (4.55m x 4.27m)

Kitchen / Diner

14'11" x 11'10" (4.55m x 3.63m)

Conservatory

12'11" x 7'10" (3.94m x 2.41m)

First Floor Landing

Bedroom One

14'6" x 8'7" (4.42m x 2.62m)

Bedroom Two

10'0" x 6'9" (3.05m x 2.06m)

Bedroom Three

8'9" x 6'0" (2.67m x 1.83m)

Bathroom

Exterior

Front Garden

Rear Garden

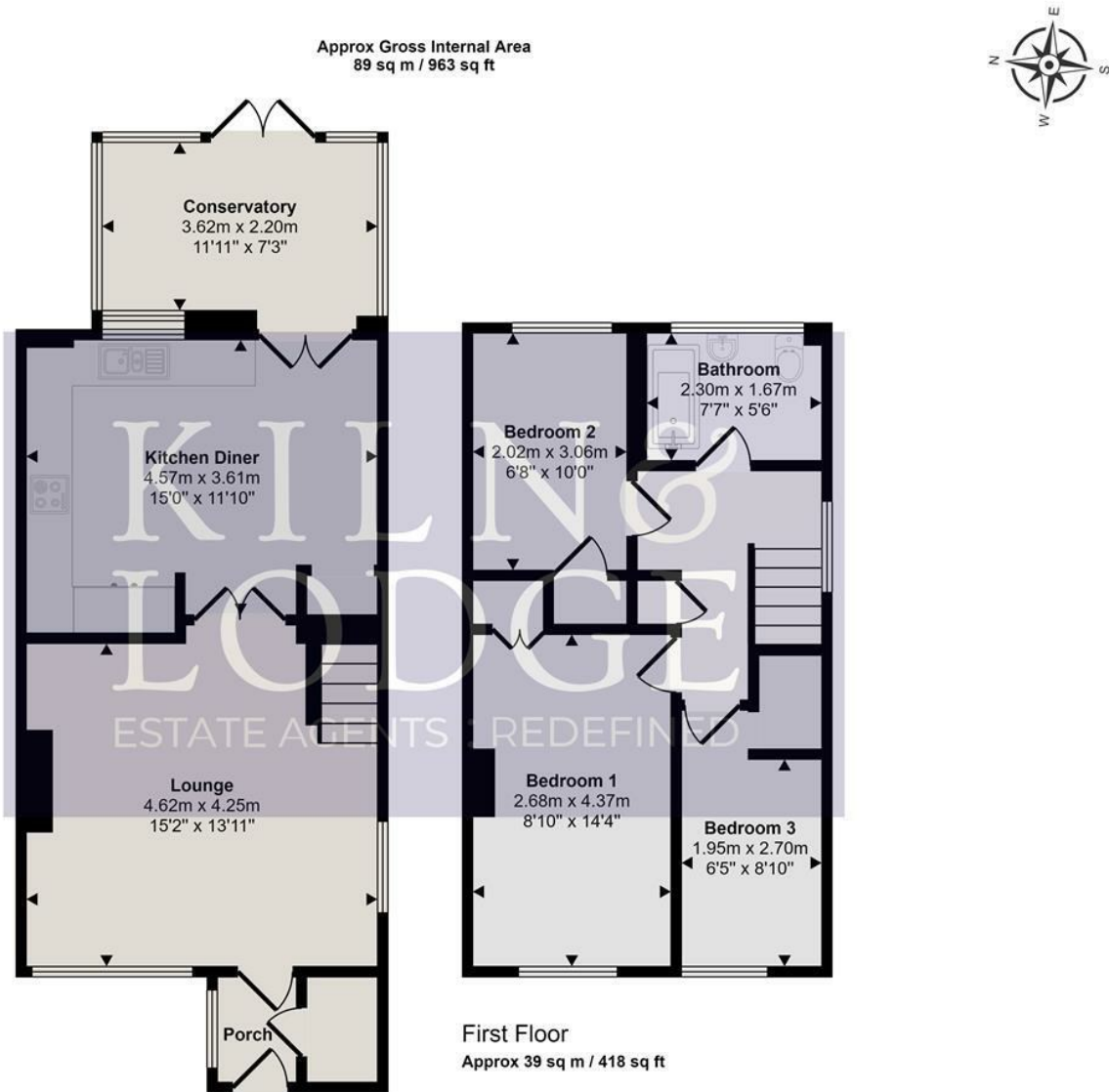








Floor Plan



Ground Floor  
Approx 51 sq m / 544 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	