



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 MILDMAY 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

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- 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

Bedroom Three

Downstairs W/C

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

Lounge

Bathroom

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

Exterior

Kitchen / Diner

Front Garden

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

Rear Garden

Conservatory

Front Garden

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)

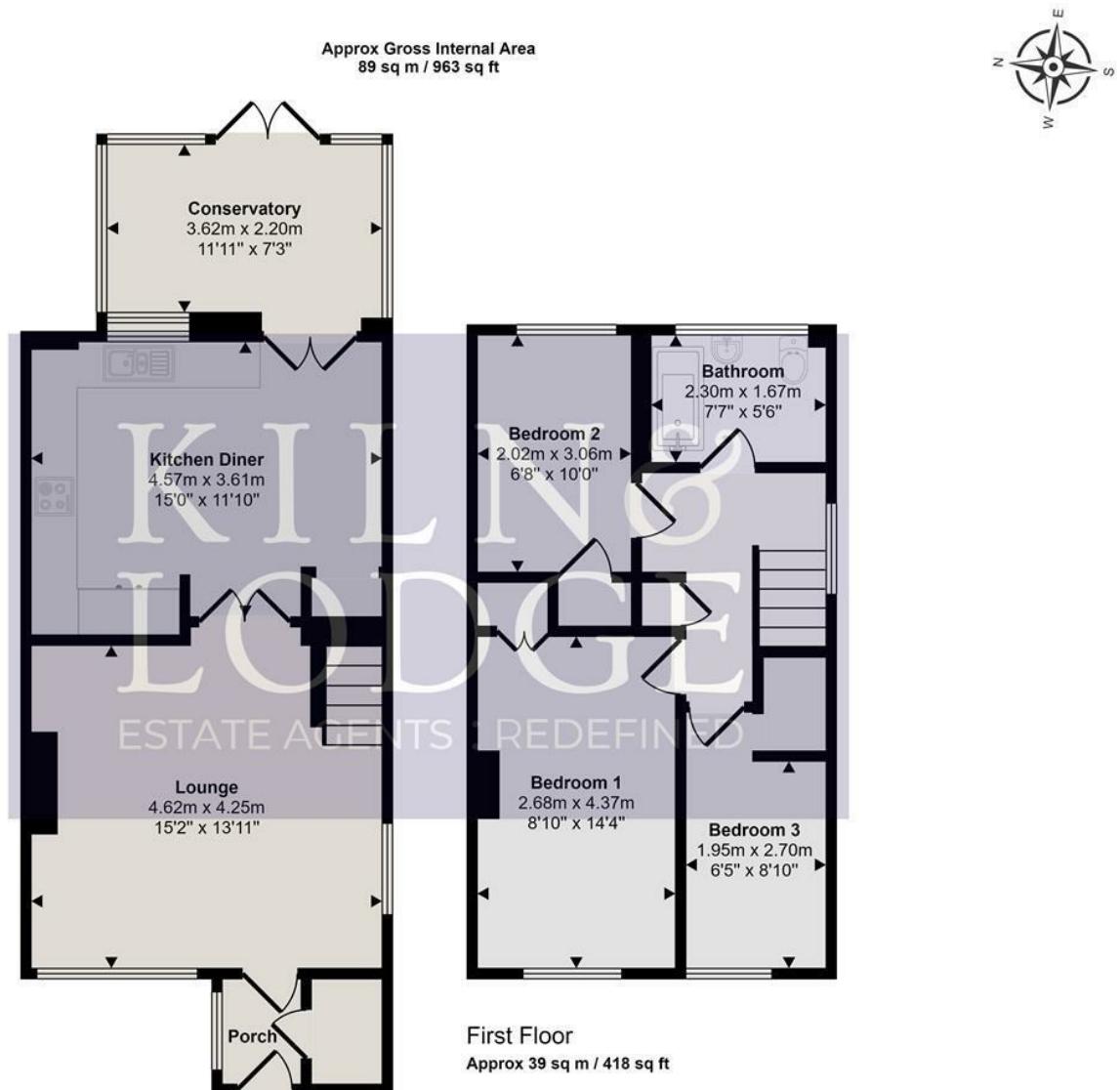
Bedroom Two

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





Floor Plan



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		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	