

oakheart



£375,000

Offers In Excess Of
Waterhouse Lane, Chelmsford

Positioned in the highly sought-after Waterhouse Lane area of Chelmsford, this charming two-bedroom mid-terrace house offers a perfect blend of modern comfort and classic appeal. The property boasts a delightful frontal exposure with a quaint garden area, providing an inviting first impression. Extensively modernised in 2024, the home features a comprehensive electrical rewiring, brand new gas central heating system, and a recently renewed roof, ensuring both efficiency and peace of mind for potential residents.

The interior presents a spacious and well-designed living space, with a generous reception area that seamlessly connects to a separate dining room, which can alternatively serve as a second reception space. The modern galley kitchen is a standout feature, equipped with generous storage, integrated

appliances, and a double-fronted rangemaster oven. Conveniently, this leads to a utility room with a WC, adding practical functionality to the home's layout.

The centrally located stairs lead to two bedrooms and The large bathroom complements the interior, finished with elegant tiled flooring and featuring a luxurious rainfall shower over the bath.

A highlight of the property is its private garden, featuring two generously sized patios and a versatile garden room with electric connectivity and internet access. This outdoor space provides a tranquil retreat and offers exceptional privacy.

Parking is a significant advantage, with private space for up to two cars located at the rear of the property.

The home's location on Waterhouse Lane presents exceptional connectivity, with superb access to Chelmsford's city centre and its amenities. Commuters will appreciate the proximity to the main line train station, offering direct routes to London via national rail. Families will also be pleased with the nearby schools boasting high Ofsted ratings, making this property an ideal home for professionals and families alike.











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Approximate total area[®]
67.01 m²
721.28 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Chelmsford City

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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