



## Eddy Downs

Chelmsford, CM1 4FH

Freehold  
Tax Band: C

**Guide Price £365,000**



Offered for sale is this IMMACULATELY PRESENTED property boasting TWO DOUBLE BEDROOMS, entrance hall, CLOAKROOM, lounge diner, MODERN KITCHEN & BATHROOM. Further offering both a GARAGE and BOTH allocated and visitors parking, plus a PRIVATE REAR GARDEN and approx 1 years NHBC remaining. Ideally located on the fringe of Broomfield/West Chelmsford - within a short walk to local countryside, shops, schools and speedy bus services to the city centre. VIEW TODAY via Hamilton Piers.



# Eddy Downs, Chelmsford, CM1 4FH

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, double glazed window to front, doors to cloakroom, kitchen, lounge diner, cupboard, stairs to first floor.

### Cloakroom/WC:

Obscure double glazed window to rear, low level W/C, pedestal hand wash basin, radiator.

### Kitchen:

9'10" x 7'7" (3.00m x 2.31m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, gas hob with stainless steel splash back and extractor over, washing machine, dishwasher, fridge freezer.

### Lounge:

14'5" x 13'2" (4.39m x 4.01m)

Double glazed french doors to rear, two double glazed windows to front, two radiators.

## First Floor:

### Landing:

Double glazed window to front, doors to bedroom one, bedroom two, bathroom, airing cupboard, radiator, loft access.

### Bedroom One:

14'11" x 10'5" (4.55m x 3.18m)

Dual aspect double glazed window to front and rear, radiator.

### Bedroom Two:

14'11" x 10'6" > 7'8" (4.55m x 3.20m > 2.34m)

Dual aspect double glazed windows to front and rear, radiator.

## Bathroom:

7'3" x 7' (2.21m x 2.13m)

Obscure double glazed window to rear, panel bath with shower mixer tap and shower over, low level W/C, pedestal hand wash basin, radiator, part tiled walls.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, gated rear access, shed to rear, rest laid to lawn.

### Garage & Parking:

Generous garage with two allocated parking spaces to front, an additional two parking spaces.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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