



## Van Diemens Road

Chelmsford, CM2 9QQ

Freehold  
Tax Band:

**Guide Price £550,000**



An ABSOLUTELY STUNNING HOME offered for sale with a COMPLETE ONWARD CHAIN - with EXTENDED & IMMACULATE accommodation, featuring three good sized bedrooms, IMPRESSIVE 22' KITCHEN DINER, spacious lounge, entrance hall and cloakroom, MODERN BATHROOM, driveway parking for 3 cars and within a SHORT WALK to the city centre, call to view!



# Van Diemens Road, Chelmsford, CM2 9QQ

## Entrance Porch:

Obscure obscure double glazed french doors to front, door to entrance hall, tiled flooring.

## Entrance Hall:

Doors to cloakroom, lounge, kitchen diner, stairs to first floor, tiled flooring, under floor heating.

## Cloakroom:

Low level W/C, wall mounted hand wash basin, tiled flooring.

## Lounge:

14'11" x 11'10" (4.55m x 3.61m)

Double glazed bay window to front, fireplace, electric bluetooth radiator.

## Kitchen Diner:

22'11" > 12'3" x 17'7" (6.99m > 3.73m x 5.36m)

Double glazed windows to rear and side, double glazed french doors to side, range of wall and base units, square edge quartz worktop with stainless steel sink inset, island with stainless steel sink inset, boiling tap and seating for 3, integrated fridge, freezer, five ring induction hob with extractor over, oven, steam oven, warming drawer, dishwasher, washing machine, tiled flooring, under floor heating.

## First Floor:

### Landing:

Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

### Bedroom One:

12'11" x 10'11" (3.94m x 3.33m)

Double glazed window to front, fitted wardrobes, electric bluetooth radiator.

### Bedroom Two:

12'3" x 10'9" (3.73m x 3.28m)

Double glazed window to rear, electric bluetooth radiator.

### Bedroom Three:

8'1" x 6'5" (2.46m x 1.96m)

Double glazed window to front, electric bluetooth radiator.

### Family Bathroom:

6'4" x 6'1" (1.93m x 1.85m)

Obscure double glazed window to rear, panel bath with shower over, vanity wall mounted hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring, under floor heating.

### Exterior:

#### Frontage & Parking:

Paved driveway with parking for 2/3 cars with an extra 2 permit spaces available.

#### Rear Garden:

Paved patio to immediate rear, gated side access, paved area to rear with shed, mature shrubs to border, rest laid to lawn.

#### Agent Notes:

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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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