



## Beardsley Drive

Chelmsford, CM1 6GJ

**Offers In Excess Of £325,000**



Being sold with NO ONWARD CHAIN and boasting TWO DOUBLE BEDROOMS with excellent POTENTIAL TO EXTEND (STP) is this link detached home in a quiet CUL-DE-SAC location, further offering a DETACHED GARAGE with power connected, wet room, spacious 17'8" LOUNGE DINER, fitted kitchen, PRIVATE REAR GARDEN.



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## Ground Floor:-

### Entrance Porch:

UPVC entrance door to front, door to lounge diner.

### Lounge Diner:

17'8" x 12'1" max (5.38m x 3.68m max)

Double glazed window to front, stairs to first floor, door to kitchen.

### Kitchen:

12' x 9'10" > 7'7" (3.66m x 3.00m > 2.31m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated electric hob, with extractor over, oven, dishwasher, space for fridge freezer, washing machine, warm air unit, cupboard.

## First Floor:-

### Landing:

Doors to bedroom one, bedroom two, wet room.

### Bedroom One:

12' x 8'7" (3.66m x 2.62m)

Double glazed window to rear, fitted wardrobes.

### Bedroom Two:

8'11" > 7'9" x 8'10" (2.72m > 2.36m x 2.69m)

Double glazed window to front, two cupboards.

### Wet Room:

6'9" x 5'10" (2.06m x 1.78m)

Obscure double glazed window to side, shower to wall, low level W/C, wall mounted hand wash basin, tiled walls.

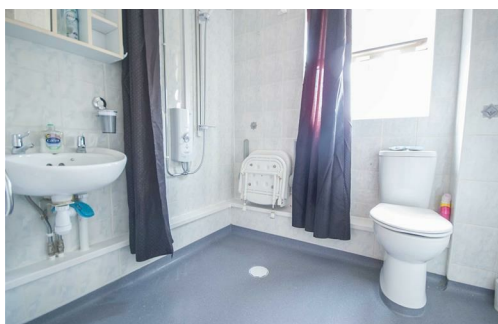
## Exterior:-

### Frontage, Parking & Garage:

Paved driveway for 2/3 cars, garage with up and over door with power connected.

### Rear Garden:

Paved patio to immediate rear, gated side access, door to garage, mature shrubs and trees to border, rest laid to lawn, Approx 45' Max.



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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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