



## Church Road

Chelmsford, CM3 2JY

**£825,000**

Freehold  
Tax Band: G



Offered for sale with NO ONWARD CHAIN is this EXTENDED and very spacious detached family home, boasting a LARGE, UNOVERLOOKED 110FT REAR GARDEN and 4/5 DOUBLE BEDROOMS, plus an IMPRESSIVE 28'11" KITCHEN BREAKFAST ROOM with adjoining utility room, spacious lounge, STUDY, separate dining room, conservatory, BEDROOM FIVE / PLAY ROOM (of fifth bedroom with ANNEX POTENTIAL\*), a very generous frontage with PARKING FOR 10+ CARS and a DCOUBLE GARAGE. Perfectly located both close to local countryside and within a short walk to Hatfield Peverel's mainline station, shops and local schooling.



# Church Road, Chelmsford, CM3 2JY

## Ground Floor:

### Entrance Hall:

14'3" x 8'11" (4.34m x 2.72m)

UPVC entrance door to front, doors to cloakroom, study, kitchen breakfast room, dining room, lounge, cupboard, stairs to first floor, two radiators.

### Cloakroom:

Obscure double glazed window to side, vanity hand wash basin, low level W/C, radiator, tiled walls.

### Study:

8'2" x 7'5" (2.49m x 2.26m)

Double glazed window to side, radiator, parquet flooring.

### Kitchen Breakfast Room:

28'11" x 11'2" (8.81m x 3.40m)

Dual aspect double glazed windows to rear and side, UPVC door to side, door to utility room, range of wall and base units, square edge work surfaces with two stainless steel sinks inset, integrated double oven, microwave, hob with extractor over, dishwasher, space for American fridge freezer, breakfast bar with seating, part tiled walls.

### Utility Room:

10'5" x 5'8" (3.18m x 1.73m)

Double glazed window to front, UPVC door to rear, door to sitting/play room, range of wall and base units, rolled edge work surfaces with sink, space for washing machine, tumble dryer, boiler to wall.

### Sitting / Play Room / Bedroom Five:

11' x 8'1" (3.35m x 2.46m)

Double glazed window to rear, UPVC door to front, skylight, door to cupboard (4'5" x 4'4"), electric heater, wood effect flooring.

### Dining Room:

12'7" x 9'1" (3.84m x 2.77m)

French doors to conservatory, radiator.

### Lounge:

16'11" x 11'11" (5.16m x 3.63m)

Double glazed bow window to front, double glazed window and door to conservatory, fireplace, radiator.

### Conservatory:

19'4" x 8'1" (5.89m x 2.46m)

UPVC roof, triple aspect double glazed windows to sides and rear, french doors to rear, radiator, wood flooring.

## First Floor:

## Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room, cupboard, loft access.

### Bedroom One:

16'10" x 11'11" (5.13m x 3.63m)

Double glazed windows to front and rear, fitted wardrobes, two radiators.

### Bedroom Two:

15'7" x 10'4" (4.75m x 3.15m)

Dual aspect double glazed window to rear and side, fitted wardrobes, radiator.

### Bedroom Three:

12'6" x 9'1" (3.81m x 2.77m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Four:

11'11" x 9'1" (3.63m x 2.77m)

Double glazed window to front, fitted wardrobes, radiator.

### Family Bathroom:

7'11" x 7'8" (2.41m x 2.34m)

Obscure double glazed window to side, panel bath with shower over, low level W/C, vanity hand wash basin, radiator, tiled walls and flooring.

### Shower Room:

8'9" x 6'7" (2.67m x 2.01m)

Obscure double glazed window to side, fully tiled double shower cubicle, vanity hand wash basin, low level W/C, radiator, tiled walls and flooring.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, gated side access, door to double garage, oil tank, mature shrubs and trees to border, rest laid to lawn.

### Frontage, Garage & Parking:

Mainly shingle driveway for 10 + Cars, double garage with up and over doors, rest laid to lawn.



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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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