



Lawford Lane

Chelmsford, CM1 2NS

Offers In Excess Of £450,000

Freehold
Tax Band: C



Tucked away in this VERY HIGHLY REGARDED LANE and boasting NO CHAIN, an IMPRESSIVE 21' OPEN PLAN lounge/diner with LOG BURNER and a FULLY RE-FITTED KITCHEN, is this IMMACULATEDLY PRESENTED Victorian cottage. Benefiting from a beautifully landscaped rear garden with COUNTRYSIDE VIEWS and located only a stone's throw from scenic walks and cycle paths. Offering DRIVEWAY PARKING for two vehicles, TWO DOUBLE BEDROOMS and modern bathroom. Offering convenient access to nearby local schools, college and walking distance to Chelmsford City Centre & Mainline Station.



Ground Floor Accommodation:-

Entrance:-

Part Glazed UPVC front door opening onto lounge diner.

Lounge Diner:-

21'00" x 14'11" (6.40m x 4.55m)

Double glazed dual aspect window to front and rear, log burner with brick fireplace surround, under stair storage cupboard with power connection, original wood flooring, stairs to first floor, x2 Radiators, door onto kitchen.

Kitchen:-

13'00" x 9'10" (3.96m x 3.00m)

Double glazed dual aspect french doors onto the garden with window to side, square edge solid oak worktops with undermount ceramic butler sink, tiled splashback, range of modern matching wall and base units with downlights, NEFF induction hob with extractor over, integrated NEFF double oven (including microwave feature), Bosch dishwasher, Bosch washine machine, full length fridge and full length freezer, tiled flooring, wall mounted radiator.

First Floor:-

Landing:-

Double glazed window over the stairs to rear of the property, doors to- bedroom one, bedroom two, shower room and loft hatch.

Bedroom One:-

11'05" x 10'05" (3.48m x 3.18m)

Double glazed window to rear, countryside views over farmland, radiator.

Bedroom Two:-

10'02" x 7'08" (3.10m x 2.34m)

Double glazed window to front, radiator

Shower Room:-

7'02" x 6'09" (2.18m x 2.06m)

Double glazed opaque window to front, double walk in shower with rainfall shower head, vanity hand basin, low

level W/C, fully tiled, x2 wall mounted radiators, shaving points in storage cupboard.

Exterior:-

Rear Garden:-

West facing landscaped rear garden with immediate patio to rear, pathway to the right hand side with the rest laid to lawn and beautifully kept shrubs to border, outside butler sink providing hot and cold water, log store, oil tank and boiler, rear access gate to Lawford Lane with open farmland and countryside views, outside lighting and power sockets.

Frontage & Parking:-

Located in a cul-de sac, block paved driveway with parking for 2 vehicles and exterior lighting and power point.



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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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