



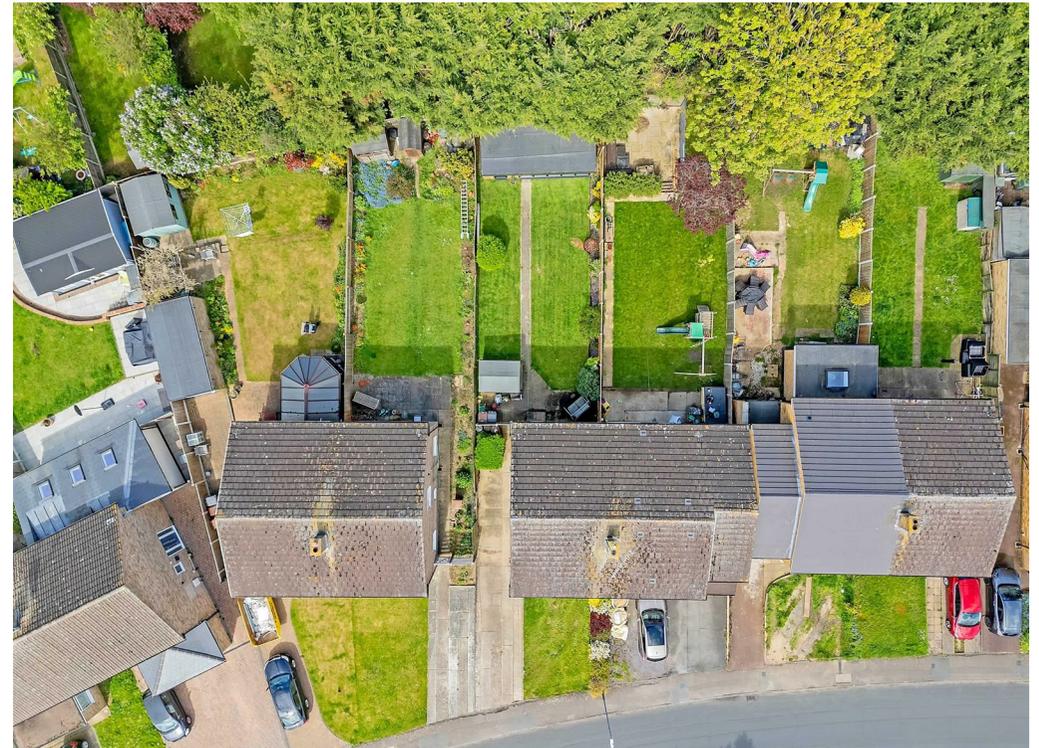
Linnet Drive
Chelmsford CM2 8AQ
Offers Over £450,000

Linnet Drive, Chelmsford, CM2 8AQ

Well presented three bedroom semi detached home, located within the Tile Kiln development in Chelmsford. This much improved home offers three generous sized bedrooms, plus a newly constructed outbuilding.

Upon entering the home you are welcomed by hard flooring throughout, with access to the dual aspect through lounge/diner, kitchen, with wall and base units, integrated oven, hob, extractor and dishwasher, also with direct access to the garden, WC and ample storage space. To the first floor, three bedrooms await, with the principal and the second bedroom offering built wardrobes and the third bedroom with a large storage cupboard, the bathroom feature a paneled bath with shower over, pedestal hand basin and WC, along with further storage space to the landing.

Externally, the 60ft rear garden, predominantly laid to lawn with surround shrubs and flower beds, patio area, side access and newly constructed outbuilding with bi-folding doors, this space is currently utilised at a gym, the outbuilding also offers storage space to the side. Parking to the front for multiple cars, with accepted planning permission to extend the dropped kerb. In addition, this property also has the potential for a double storey side extension, subject to necessary planning permission.



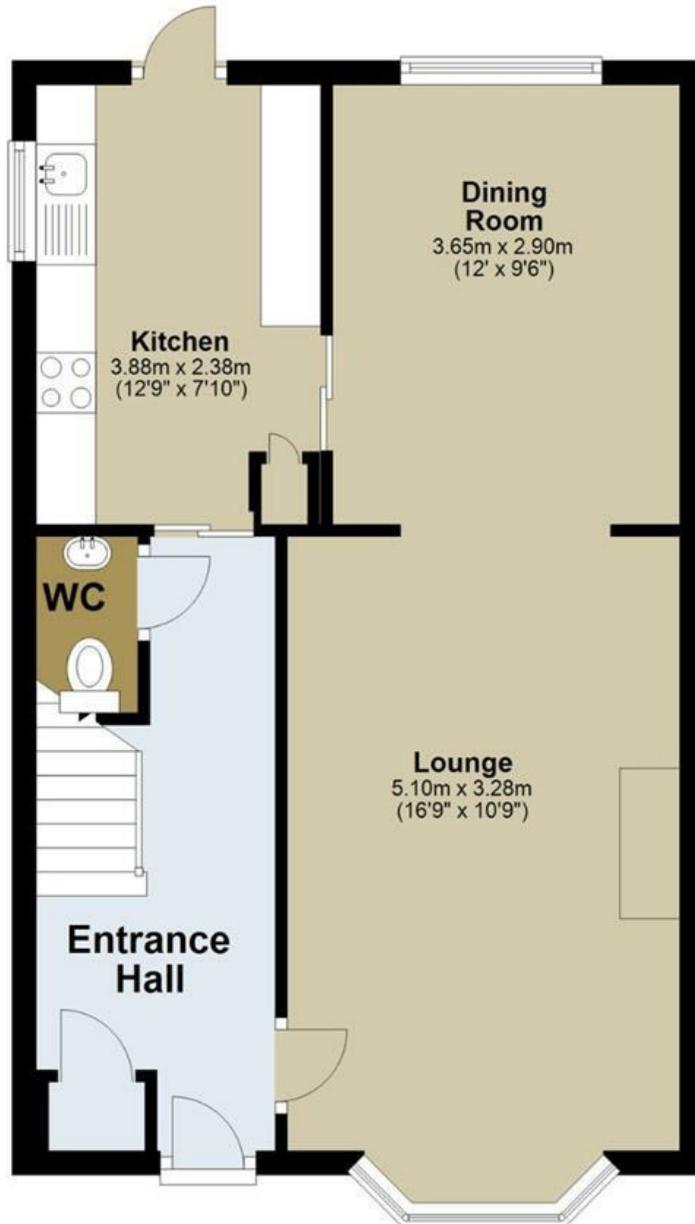






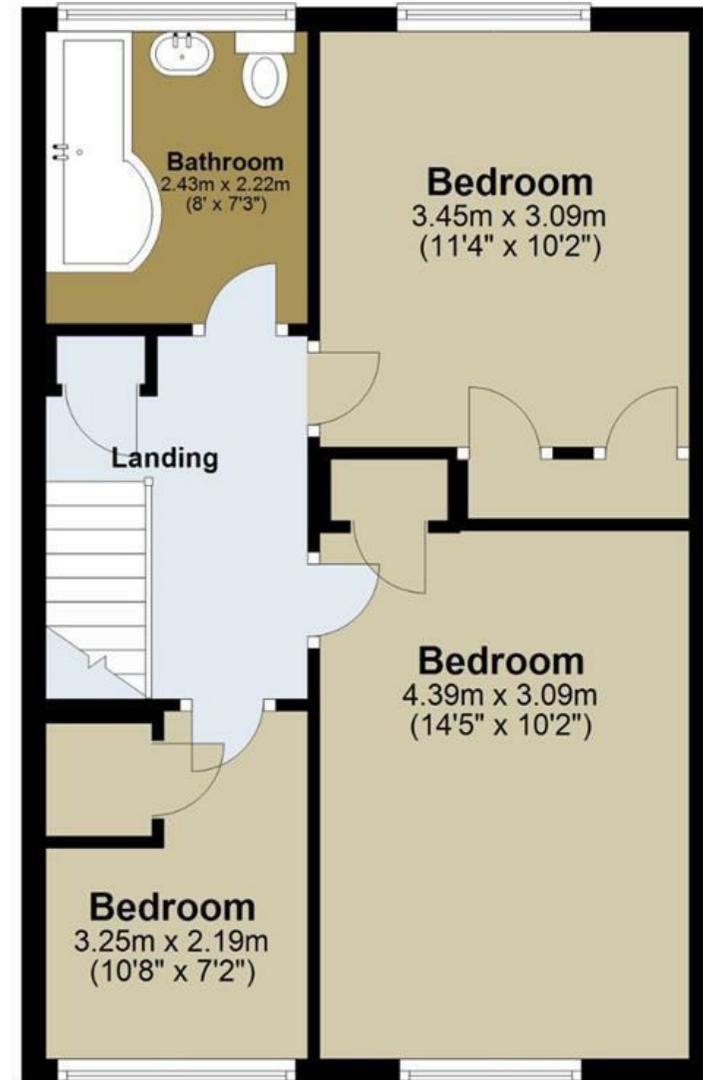
Ground Floor

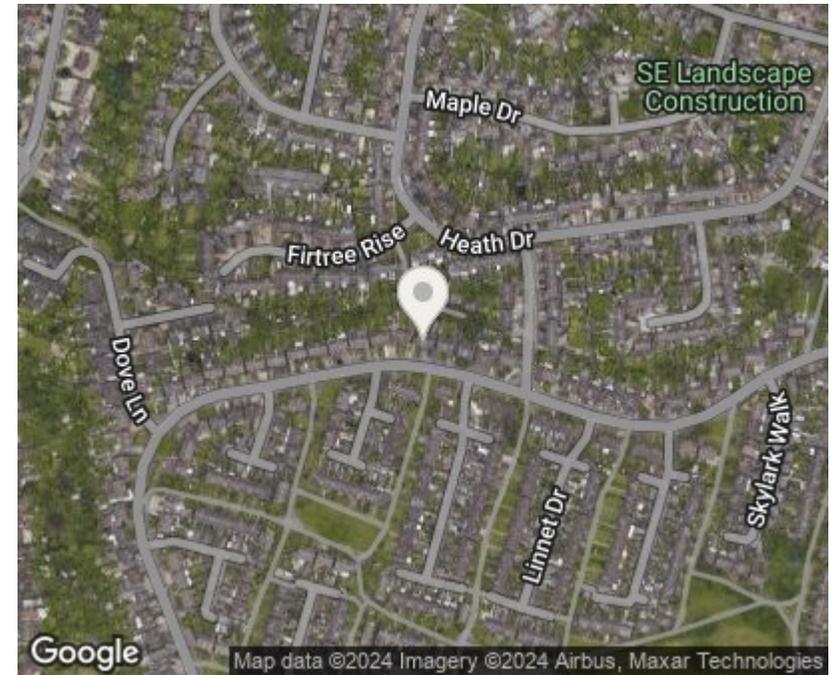
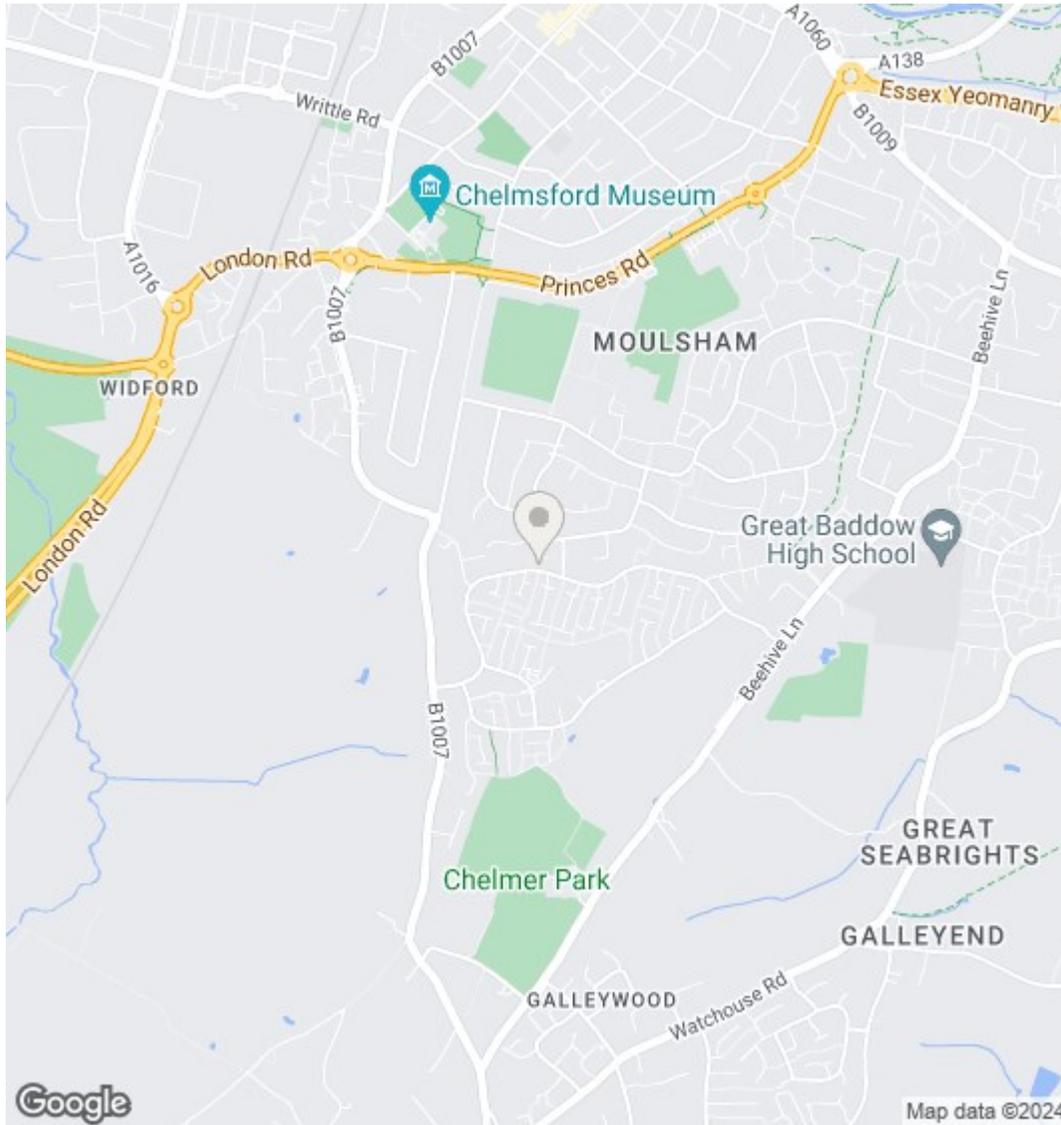
Approx. 47.9 sq. metres (515.2 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.6 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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