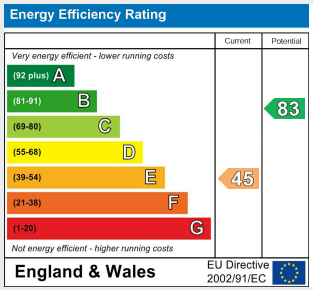
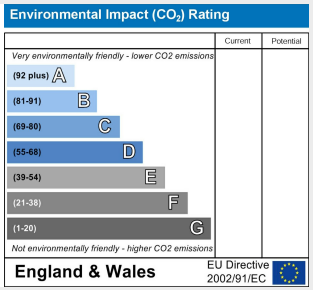
Elgin Avenue, Chelmsford, CM1 1TN

Offers in excess of £475,000

- Semi-Detached Period Home With Complete Chain Ahead
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Wonderful Landscaped Rear Garden
- Close Proximity To Chelmsford Station, City Centre & Parks
- Quiet, Cul-de-Sac Location
- Many Original Features Throughout





Complete Chain Ahead! Gary Townsend at Paul Mason Associates offers this characterful period home positioned in a quiet, cul-de-sac location within close proximity to Chelmsford Station and City Centre. The accommodation boasts three bedrooms and family bathroom to the first floor, and two reception rooms plus kitchen to the ground floor. With many original features in place the property offers a warm and inviting feel throughout, and an additional feature of the home is the wonderful, landscaped rear garden.

Elgin Avenue is a favoured location for commuters, and provides excellent access to all of Chelmsford's restaurants and leisure facilities, plus easy access to the mainline rail services which links London's Liverpool Street (approx. 35 mins). There is also easy access to Admiral's Park, linking Central Park and the City Centre.

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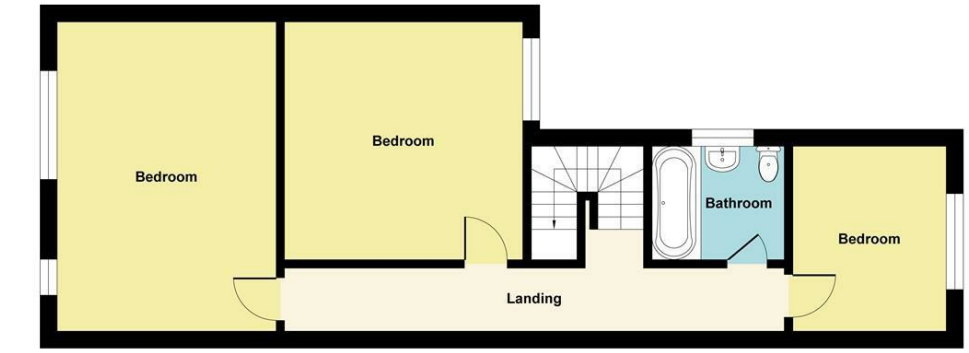
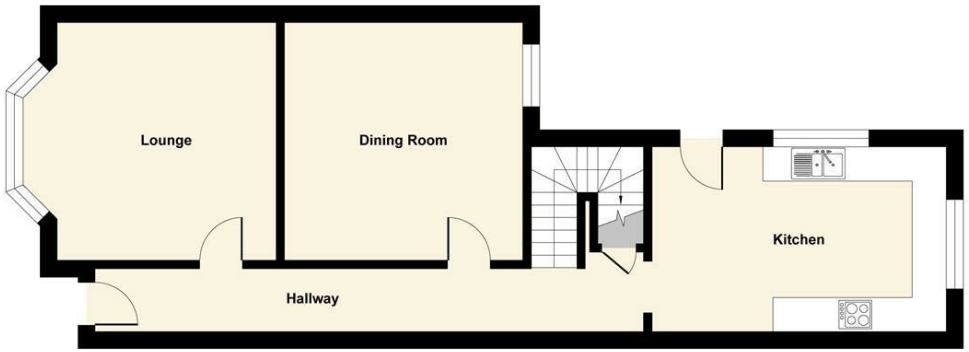
Paul Mason Associates



First Floor



Ground Floor

Produced by Elements Property

DISTANCES

Chelmsford Train & Bus Stations: 0.5 miles
Stansted Airport: 19 miles
M25: 14 miles
M11: 17 miles
All distances are approximate.

ACCOMMODATION

GROUND FLOOR

Hallway

Entered via a part glazed front door, stairs to first floor, radiator, understairs storage cupboard with window to side, carpet to floor and smooth coved ceiling with smoke detector.

Lounge

3.74m x 3.48m (12'3" x 11'5")
Bay window to front aspect, ornate feature fireplace, radiator, original wood flooring and coved ceiling.

Dining Room

3.48m x 3.30m (11'5" x 10'9")
French doors to rear garden, ornate feature place, radiatior, original flooring and coved ceiling.

Kitchen

4.33m x 2.73m (14'2" x 8'11")
Windows to side and rear, range of shaker style base and wall units with granite effect work surfaces incorporating a one and half bowl sink drainer unit with central mixer tap, built-in electric double oven plus gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, wall mounted boiler, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Door to side.

FIRST FLOOR

Landing

Window to side, carpet to floor and coved ceiling with loft hatch.

Bedroom One

4.53m x 3.26m (14'10" x 10'8")
Two windows to front aspect, radiator, carpet to floor and coved ceiling.

Bedroom Two

3.42m x 3.19m (11'2" x 10'5")
Window to rear aspect, radiator, carpet to floor and coved ceiling.

Bedroom Three

2.75m x 2.37m max (9'0" x 7'9" max)
Window to rear aspect, radiator, airing cupboard, original wooden flooring and vaulted ceiling.

Family Bathroom

Opaque window to side, panelled bath with central mixer taps and electric shower over, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, tiled flooring and vaulted ceiling.

EXTERIOR

Front & Rear Gardens

The property is approached via a pathway with hedging and outside lighting fitted and has an access path to side, leading to the landscaped rear garden. The garden, which is also accessed via the kitchen and the dining room, commences with a patio area and then steps down to a decked area, both of which offer space for a range of garden furniture. From here, the well stocked garden has a range of tree and plant borders with central lawn area which leads to the rear where there are two storage sheds plus log store.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

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