

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Avenue Road, Chelmsford  
Guide Price £500,000



\*\* GUIDE PRICE £500,000 - £525,0000 \*\*

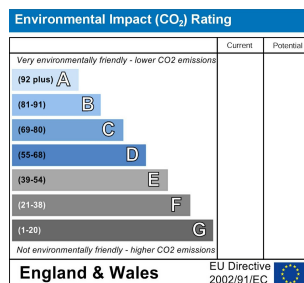
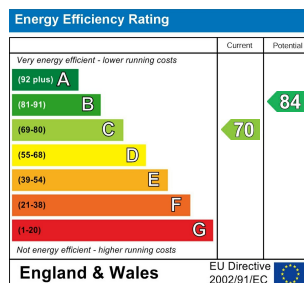
Cowling & Payne are delighted to market this charming CHAIN FREE, 3 bedroom, semi-detached house, situated in a favourable location with convenient public transport links and nearby schools. The property boasts a good condition throughout, having been recently refurbished with a fresh, modern interior that promises a comfortable living environment.

This inviting home encompasses three well-proportioned bedrooms, paired with a modern bathroom. The bedrooms are well proportioned in size, offering ample space for furnishings, which can comfortably accommodate a growing family or a professional couple.

Notably, the property includes a modern kitchen, recently updated to include modern fittings and finishes. This, then wraps around and connects with a spacious living room one side, and a dinning area to the other, providing the perfect setting for entertaining guests or enjoying a quiet evening in.

The location of this property is one of its standout features. A short drive will get you to the city centre of Chelmsford, offering a wealth of dining, shopping, and entertainment options, including all main high street shops, cafes, and restaurants.

In conclusion, this semi-detached house offers a blend of comfort, convenience, and potential, making it an ideal purchase for those seeking a quality home in a desirable location.



### Entrance Hall

Spacious hallway with stairs to the first floor.

### WC

WC, wash hand basin

### Kitchen

Modern refitted kitchen with integrated dishwasher, washing machine, fridge/freezer and electric oven. Work surfaces incorporate electric over with extractor fan. Window and door to rear, open plan to both dining room and living room.

### Dining Room

Spacious dining space which connects to the kitchen.

### Living Room

Spacious living space with a feature fireplace, which connects to the kitchen area.

### First Floor Landing

### Bedroom One

Double bedroom with high ceilings and a feature fireplace.

### Bedroom Two

Double bedroom with fitted wardrobes and high ceilings.

### Bedroom Three

Single bedroom with high ceilings.

### Family Bathroom

Modern 4 piece suite comprising a stylish bath tub close coupled WC, wash hand basin and Rainforest style shower.

### Exterior

### Off Street Parking

### Private Rear Garden

Paved Patio area, remainder laid to lawn.

Approx Gross Internal Area  
102 sq m / 1103 sq ft



Ground Floor  
Approx 62 sq m / 667 sq ft

First Floor  
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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