



## 21 PLANTATION ROAD, CHELMSFORD CM3

OFFERS IN EXCESS OF £475,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* DECEPTIVELY SPACIOUS \*\*** Situated within the highly sought after village of Boreham, with convenient access to the A12 and within short reach of Chelmsford City Centre, this much improved family home offers spacious internal living accommodation, with a landscaped SOUTH FACING rear garden, and DOUBLE GARAGE and Driveway to front. Internally the property comes with THREE RECEPTION ROOMS, a ground floor Cloakroom, modern Kitchen and UTILITY ROOM. Early viewing is highly recommended in order to appreciate the accommodation on offer.



## Front of Property

Driveway parking for multiple vehicles, Double Garage with roller doors with power & lighting.

## Entrance Hall

Tiled flooring, door leading to garage, doors to:

## Cloakroom

Tiled flooring WC, hand wash basin inset to vanity unit, heated towel rail.

## Dining Room 19'1" x 9'10" (5.83 x 3.02)

Steps leading from entrance hall, parquet flooring, double glazed window to front, stairs rising to first floor, radiator, doors to:

## Utility Room

Tiled flooring, wall & base units, spaces for washing machine & dishwasher, door leading to side, opening to:

## Kitchen 11'10" x 7'11" (3.62 x 2.43)

Tiled flooring, wall & base units, space for range cooker with fitted extractor hood above, integrated fridge freezer, double glazed windows to front & side.

## Lounge 18'4" x 12'4" (5.60 x 3.77)

Parquet flooring, log burner, window to rear, radiator, sliding patio door leading to:

## Conservatory 19'5" x 6'3" (5.92 x 1.91)

Windows to rear, patio doors leading to rear garden.

## FIRST FLOOR

### Bedroom One 12'5" x 8'5" (3.81 x 2.59)

Carpet flooring, double glazed window to front, radiator, walk in wardrobe, door to:

### En-Suite

Corner shower enclosure, WC, hand wash basin inset to vanity unit.

### Bedroom Two 10'11" x 9'10" (3.33 x 3.02)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Three 11'2" x 8'2" (3.42 x 2.49)

Carpet flooring, radiator, double glazed window to rear.

## Bathroom

P-bath with shower over, WC, hand wash basin, radiator, window to rear.

## Rear of Property

Commencing with patio seating with a further patio seating area to the rear, remainder artificial lawn, enclosed by panel fencing, mature shrubs & borders, 2x side gates.

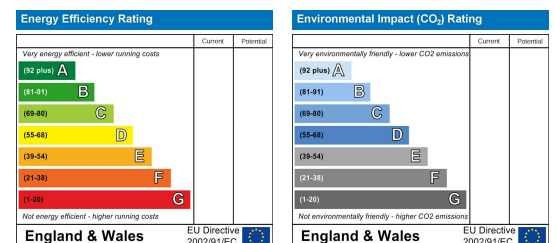
## Area Map



## Floor Plans



## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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