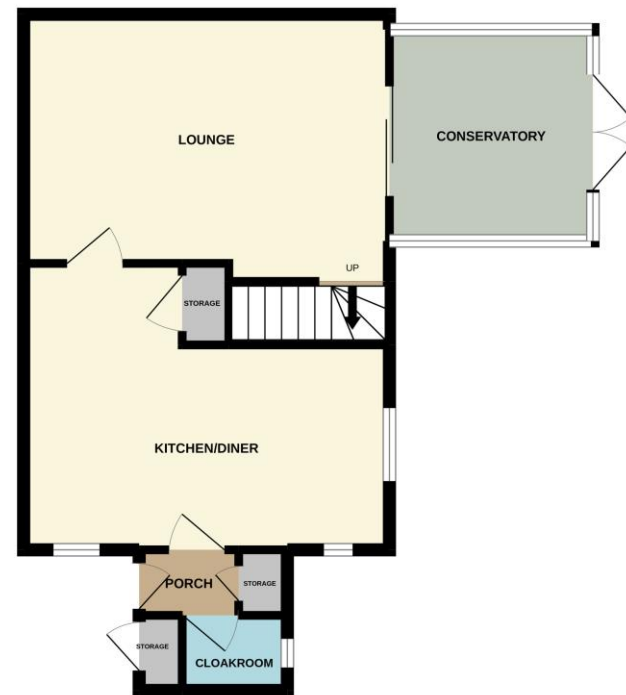


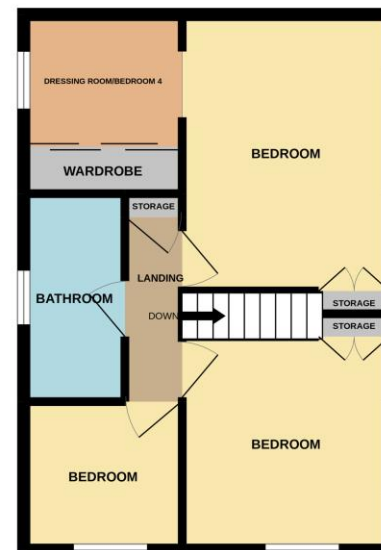


Arden estates

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



5 Lyndhurst Drive, Bicknacre, Chelmsford, CM3 4XL

A detached 3 bedroom property originally built as 4 bed but converted to give a dressing room to master bedroom. Situated in village location within easy reach of local amenities.

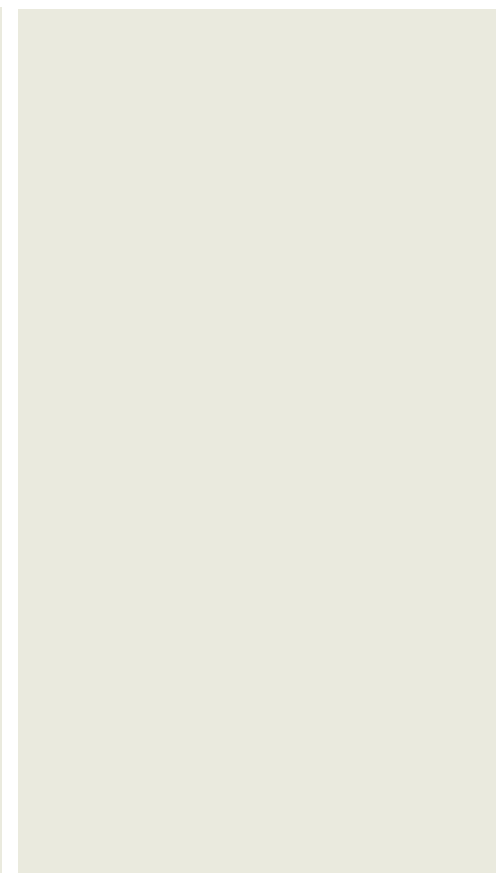
Price £375,000 Freehold

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TEL: 01621 851014



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



- 3 Bedrooms
- Originally 4 Bedrooms
- Garage
- Conservatory
- Cloakroom
- Close to Local Amenities
- Gas Heating
- Double Glazed

A detached 3 bedroom property originally built as 4 bed but converted to give a dressing room to master bedroom. The dressing room could easily be converted back into a 4th bedroom if required. The accommodation consists of 3 bedrooms, dressing room, bathroom, lounge, kitchen/diner, CONSERVATORY and a cloakroom. To the front of the property is parking for 2 vehicles and GARAGE. The rear garden is lawned with a paved patio area. Situated in village location within easy reach of local amenities.

Bedroom
12'5" (3.78m) x 9'7" (2.92m)
 window to side, cupboard, arch way to dressing room, radiator

Dressing Room
8'5" (2.57m) Including Wardrobes x 7'10" (2.39m)
 window to side, wardrobe, radiator, potential to convert back into bedroom.

Bedroom
9'7" (2.92m) x 9'7" (2.92m)
 window to front and side, cupboard, radiator

Bedroom
8'0" (2.44m) x 6'2" (1.88m)
 window to front, radiator

Bathroom
9'4" (2.84m) x 5'0" (1.52m)
 window to side, bath with shower attachment, wc, sink, radiator

Landing
 loft access

Porch
 entrance door. door into kitchen/diner

Cloakroom
 window to side, wc, sink, radiator

Kitchen/Diner
16'5" (5m) x 12'10" (3.91m)
 2 windows to front, window to side,

hob, extractor, fan, oven, sink, range of base and wall units, work surfaces, dishwasher, storage cupboard, recently fitted gas boiler, radiator

Lounge
16'5" (5m) x 11'11" (3.63m)
 sliding doors to conservatory, radiator

Conservatory
9'6" (2.9m) x 9'2" (2.79m)
 windows to side and rear

Front
 2 parking spaces, shingle area, external storage cupboard., side access gate

Garage
 up and over door, power

Garden
 lawn area, patio area, decking, shrub borders, pergola, side access, water tap

