



Molrams Lane

Chelmsford, CM2 7AJ

Guide Price £450,000

Freehold
Tax Band:



Boasting a SUBSTANTIAL 150FT REAR GARDEN with TWO CABINS (each ideal as a gym/outside office) and PLANNING PERMISSION GRANTED for a double storey extension, is this spacious semi detached home located to the outer edge of Great Baddow, a stone's throw from local countryside, popular schooling and easy access to the city centre. With entrance hall & cloakroom, LARGE 24' LOUNGE that opens to a 15' KITCHEN DINER, three good-sized bedrooms, family bathroom, GARAGE and driveway parking for 3 CARS with E.V charging point. Contact Hamilton Piers of Chelmsford to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure entrance door into hallway, stairs to first floor, radiator, doors to- lounge, kitchen, cloakroom.

LOUNGE:

24'02" x 9'11" (7.37m x 3.02m)

Dual aspect with bay window to front and french doors to rear, log burner, radiator, open plan through into kitchen diner.

KITCHEN DINER:

15'08" x 8'00" < 17'05" (4.78m x 2.44m < 5.31m)

L shaped kitchen diner, double glazed window and french doors to rear, door to side, roll edge worktops with stainless sink inset, 5 ring gas hob with oven and extractor over, vast range of matching wall and base units, integrated full length fridge and freezer, space for washing machine and dishwasher, tiled splashbacks, tiled flooring, door to hallway.

CLOAKROOM/WC:

Double glazed window to side, vanity hand basin, low level W/C.

FIRST FLOOR:

LANDING:

Loft hatch, doors to-

BEDROOM ONE:

12'00" x 9'11" (3.66m x 3.02m)

Double glazed window to rear, log burner, radiator.

BEDROOM TWO:

9'11" x 9'11" (3.02m x 3.02m)

Double glazed window to front, log burner, radiator.

BEDROOM THREE:

8'11" x 5'11" (2.72m x 1.80m)

Double glazed window to rear, radiator.

BATHROOM:

5'11" x 5'09" (1.80m x 1.75m)

Double glazed window to front, bath with shower over, wall mounted hand basin, low level W/C, chrome towel rail.

EXTERIOR:

REAR GARDEN:

150' (45.72m)

Small patio area to immediate rear of property with the rest laid to lawn, garage, double gated side access to front, two outside timber cabins - could be used as an office/gym/snug, plus wooden storage shed.

GARAGE:

Wooden doors to front, side access door, power connected.

CABIN ONE:

Double glazed windows and doors to front, fully insulated, power connected.

CABIN TWO:

Double glazed windows and door to front, small kitchette area with wortop and cupboards, fully insulated, power connected.

FRONTAGE & PARKING:

Driveway with parking for 3- 4 vehicles, laid to lawn area, double gates to side access.

PLANNING PERMISSION INFORMATION:

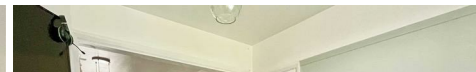
REF: 24/00704/FUL

Status- Application permitted

P l e a s e s e e a t t a c h e d l i n k -

[https://publicaccess.chelmsford.gov.uk/online-applications/applicationDetails.do?](https://publicaccess.chelmsford.gov.uk/online-applications/applicationDetails.do?keyVal=SD7VBNBRK9O00&activeTab=summary)

keyVal=SD7VBNBRK9O00&activeTab=summary





At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510



Zoopa.co.uk

rightmove

nTheMarket.com