



Burnham Road, Chelmsford CM3 6DP
Offers in excess of £450,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

AN EXCEPTIONALLY DECEPTIVE PROPERTY FROM FIRST APPEARANCE, PLEASE PAY PARTICULAR REFERENCE TO THE PHOTOGRAPHY AND VIDEO TOUR TO GET A TRUE IMPRESSION OF WHAT IS ON OFFER.

This extended three bedroom property has been altered to suit the current vendors requirements to two large bedrooms and bathroom, this could easily be reinstated back to three bedrooms.

The property throughout has been extremely well kept and offers a wealth of ground floor accommodation, consisting of a cloakroom/w/c, bathroom, lounge, large modern kitchen with open plan dining room and study and to the rear a snug/summer room.

Externally whether winter or summer the superb rear garden in excess of 225 ft is an incredible space, it offers a large gazebo style bar/entertaining area with cinema projector and screen, great for any entertaining or alfresco dining with a large non slip decked terraced overlooking the ornate running/pumped Koi pond. This area is so impressive and for anyone into hobbies or requiring a fantastic and large barn/workshop with additional covered space power and light (SEE PHOTOS) LOOK NO FURTHER, again this has a large decked area. The garden is wonderfully set out with mature landscaped plants, shrubs and trees.

To the side of the house there is a converted garage, this is a very nice spacious area with fully fitted bathroom(see photos). To the front a large Pavia driveway for multiple vehicles.

Entrance hallway

Double glazed entrance door with side screen window to the hallway, wood effect gey laminate flooring that also runs into the kitchen/breakfast room, dining room, study and snug, summer room.

Lounge

15'6 x 12'3

As with the property throughout this is a very nicely presented room, with a double glazed window to the front and quality fitted white shutter/blinds. This room has been made all the more cosy by the white fireplace surround and cast iron wood burner, radiator and also a fitted air conditioning unit, offering hot and cold air. Television point and an arch to a rather handy understairs storage/coats and shoe space with light.

Kitchen/breakfast room

14'3 x 9'8

This is a really generous size room and certainly the hub of the home, fitted with an extensive range of modern grey high gloss eye level units with underlighting. Matching base units and drawers with quality Quartz work tops over, inset one and a half white enamel sink, inset five ring gas hob with above extractor, double built in oven with above micro wave oven/grill. Space for an American style fridge/freezer, plumbing for washing machine and dish washer, breakfast bar with three stools, down lighting, double glazed window to the side and open plan to the dining room, study and snug/summer room.

Snug/summer room

13'9 x 9'4

This is a handy open plan space to the rear of the kitchen/breakfast room, nice to relax and look out on to the garden, double built in cupboards, double glazed windows to the rear and double glazed doors to the side and garden.

Dining room

13'5 x 8'5

Plenty of space here for a good size family table and chairs, radiator and arch to the study/reception room of your choice.

Study

8'4 x 7'8

As mentioned this works very well as a study/home work space but really a reception room of your choice. Door to cloakroom/w/c, double glazed window to the side and double glazed double doors to the rear garden.

Cloakroom/w/c

Close coupled w/c, hand wash basin with double vanity cupboards below, wall mounted mirrored cabinet and a heated towel rail.

Landing

Built in airing/linen cupboard and loft access.

Bedroom one

15'6 x 8'9

PLEASE NOTE as mentioned this was originally two rooms and of course, you could if required reinstate the wall to make the third bedroom.

This currently is an excellent size room with dual double glazed windows overlooking the rear garden with quality white fitted shutter/blinds, two radiators and plenty of space for bedroom furniture.

Bedroom two

13'6 x 10'7

Another lovely size double room with a double glazed window to the front and quality white fitted shutter/blind. Double fitted wardrobe with sliding doors and a built in cupboard, radiator and a fitted air conditioning unit for hot and cold air.

Converted garage space with bathroom

28'6 x 7'5

PLEASE PAY PARTICULAR ATTENTION TO THE PHOTOGRAPHS HERE.

An excellent space with wood effect laminate flooring, tv point, down lighting, wall mounted air conditioning unit for hot and cold air, double glazed window to the front and double glazed door and window to the side.

Bathroom with tiled flooring and part tiled walls, panelled bath with above electric shower and screen, hand wash basin with double vanity cupboards below, close coupled w/c, down lights, expel air and shaver point. Dual double glazed windows to the side.

Rear garden

in excess of 205 ft

PLEASE ONCE AGAIN NOTE the garden and what it has to offer is a major selling point of this property and to do this justice, please pay particular reference to the photographs and video tour.

The garden commences with a patio and raised seating entertaining area to the right hand flank, the garden then continues with a center pathway with neatly laid lawn to either side, there is an array of well established plants, shrubs, trees and planted borders making this a wonderful garden. An arch and steps then take you on to the extending garden and extensive non slip decked terrace in front of a fantastic gazebo style bar/entertaining space also with projector and cinema screen. This space is not just great to enjoy in the summer but all year around and a great place to enjoy some alfresco dining. To the right and overlooking this is a wonderful running water and pumped Koi pond, further leading on to a large and impressive barn/work shop or out building of your choice and again with a large decked area and

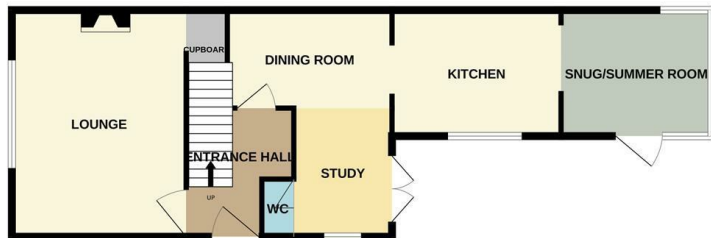
covered working space. The garden finishes with a further lawn and lowered planters with shingle path, the garden boundaries are close board fenced.

Frontage/driveway

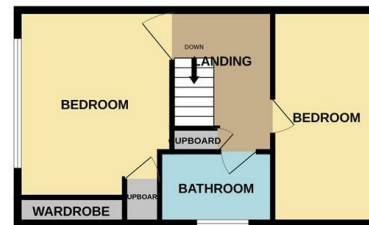
The property has a large Pavia frontage/driveway with parking for multiple vehicles.



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		42	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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