

oakheart



£400,000

Offers In The Region Of  
Nathans Lane, Chelmsford





Introducing this charming semi-detached house nestled in a serene semi-rural village setting, yet conveniently close to Chelmsford city centre. Boasting three bedrooms, this property offers ample space for comfortable living.

Upon entering, you are greeted by a spacious hallway leading to a family bathroom, a stairway to the upper floor, and a welcoming reception room. Just off the reception, you have a separate kitchen with a dining area, providing the perfect space for family meals and entertaining guests.

Moving upstairs, the property comprises two generous double bedrooms and one large single bedroom, offering versatility for families or those seeking extra space for a home office or hobby room. You also benefit from a separate WC

and access to the loft.

One of the standout features of this home is its large private garden, stretching approximately 100 feet and accessible from the kitchen/dining area and an external side entrance gate. This garden is perfect for outdoor gatherings, children's play, or simply enjoying the tranquillity of the countryside setting.

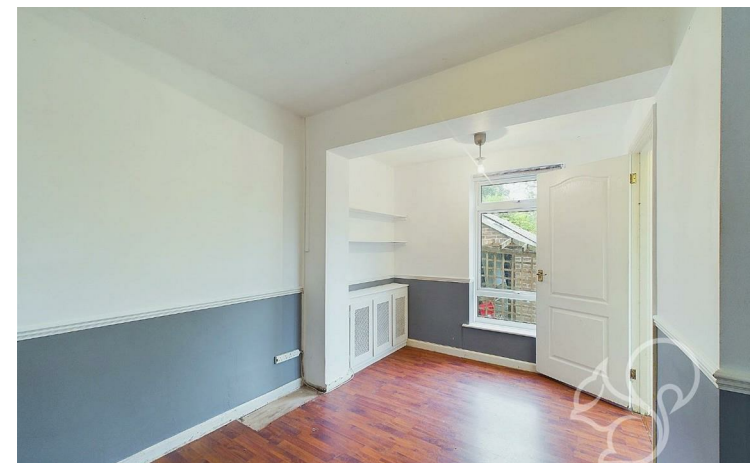
In addition, the property benefits from a private driveway capable of accommodating 2-3 cars, ensuring convenient off-road parking.

This property presents an exciting refurbishment opportunity, allowing you to

tailor the space to your personal taste and needs. Furthermore, there is the potential to extend the property, providing even more living space if desired.

Located close to woodland areas and offering access to country walks, this property appeals to nature enthusiasts and those seeking a peaceful lifestyle. The surrounding community is known for its friendly atmosphere and tight-knit neighbourhood feel, making it an ideal place to settle down and raise a family.

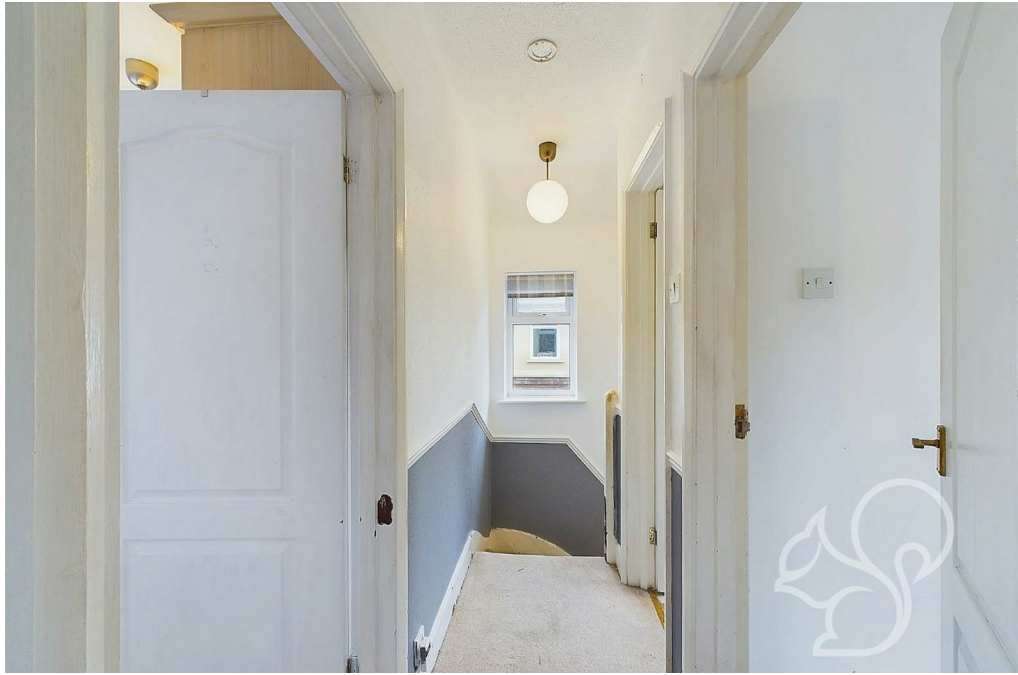
Whether you're looking for a perfect family home to live in or considering it as a rental opportunity, this property ticks all the boxes. Viewings are highly recommended to fully appreciate this property's potential and charm.







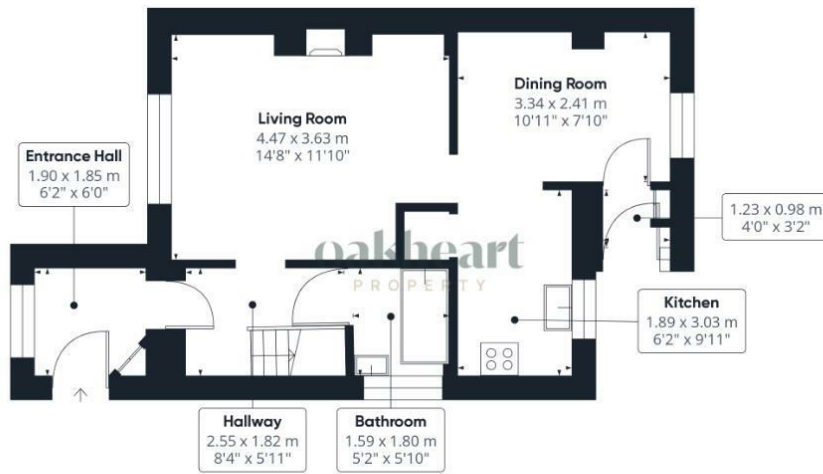












Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
75.61 m<sup>2</sup>  
813.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Local Authority:**  
Chelmsford City Council

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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