



## Golding Thoroughfare, Chelmsford

Guide Price £425,000



- Four bedroom detached family home
- Sought after location
- Found within quiet cul-de-sac position
- Ideally located for popular schools, local amenities, Retail Parks and Chelmer Village Square
- Requires modernisation
- Potential to extend stpc
- Potential to convert into perfect family home
- Entrance hall, lounge, diner, kitchen, utility room and ground floor cloakroom/wc,
- Four bedrooms and family bathroom
- Mature rear garden, driveway parking and garage



**Four bedroom detached family home found in popular Chelmer Village Springfield. Positioned within a quiet cul-de-sac location. Close to local amenities, popular schools, Chelmer Village Square, Retail Parks and Parks. Moments drive into Chelmsford City Centre and railway station. The property requires modernisation, offering potential to extend/convert into your perfect family home. Accommodation boasts, entrance hall, lounge, dining room, kitchen, utility room and ground floor cloakroom/WC. First floor is home to four well proportioned bedrooms plus family bathroom. Externally the property has a mature rear garden, driveway parking and garage.**

**Guide Price - £425,000 - £475,000**

Entrance hall commences with stairs leading to first floor landing.

Lounge 16'3 into bay x 12'5 Boxed bay window to front aspect. Boxed bay window. Feature fireplace. Coved ceiling.

Separate dining room 10'6 x 8'2 gives access to rear garden via patio sliding doors. Coved ceiling.

Kitchen 10'6 x 7'3 overlooks the rear aspect. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, encased oven. Other appliances can be housed in the utility room.

Utility room 10'6 x 7'6 gives access to ground floor cloakroom/wc and rear garden.

First floor landing is home to four well proportioned bedrooms and family bathroom.

Bedroom one 13'3 x 7'7 overlooks the front aspect. Built in wardrobe.

Bedroom two 13'0 x 9'5 also overlooks the front. Storage recess.

Bedroom three 8'7 x 8'5 enjoys views over rear garden..

Bedroom four 8'5 x 6'8 also overlooks the rear..

Bathroom comprises bath, wash hand basin and low level wc. Tiling to walls. Obscure window.

Externally the property has a predominately lawned rear garden with mature trees and various bushes. Patio seating area.

Driveway parking and garage to front.

Council Tax Band: E

Local Authority: Chelmsford

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Chelmer Village/Springfield is a housing, retail and industrial development in the East of Chelmsford, Essex. The development was started by Countryside Residential PLC in 1978. Popular community village giving easy access to A12/A130 road links. Close to Chelmer Village and Springfield Retail Parks, moments drive to Chelmsford City Centre, where you can enjoy a choice of amazing food at a variety of pubs, restaurants and shops. Also you can visit the infamous Chelmsford Historic Cathedral.



