



## Golding Thoroughfare, Chelmsford

£425,000



- Well presented three bedroom detached family home offered for sale with no onward chain
- Found on sought after Chelmer Village
- Close to popular schools, Chelmer Village Square and Asda Supermarket
- Accessible to good transport links plus moments drive into Chelmsford City Centre and railway station
- Retail Parks and Parks nearby
- Lovely size lounge with separate dining area, kitchen and ground floor cloakroom/wc
- Three well proportioned bedrooms and modern family bathroom
- Lovely size rear garden with Summerhouse/home office/family room to remain
- Garage and driveway parking



**Well presented three bedroom detached family home, found in sought after Chelmer Village. Close to local schools, amenities, Parks, Retail Parks and Chelmer Village Square. Accessible to good transport links. Moments drive to Chelmsford City Centre and railway station. Accommodation boasts lovely size lounge with open plan dining area, good size kitchen and ground floor cloakroom/WC. First floor is home to three well proportioned bedrooms and modern three piece bathroom. Externally the property has a wonderful size rear garden with personal door into garage plus Summerhouse/home office/family room to remain. Garage and plenty of driveway parking to front.**

Enter the property via porch to front aspect. Access is given to ground floor cloakroom/WC.

Lounge 15'0 x 13'1 dual aspect double glazed windows. Stairs lead to first floor accommodation. Coved ceiling.

Open plan dining area 10'4 x 7'4 Double glazed patio sliding doors to garden. Coved ceiling.

Kitchen 10'4 x 7'5 double glazed window to rear. Range of wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces housing sink drainer. Electric hob, oven and extractor hood to remain. Space for other appliances. Tiling to splash backs. Tiled flooring.

First floor landing is home to three bedrooms and modern family bathroom.

Main bedroom 11'11 x 8'10 double glazed window to front.

Bedroom two 9'8 x 8'11 double glazed window to rear.

Bedroom three 8'10 x 5'11 double glazed window to front.

Family bathroom comprises, panel bath fitted with shower, vanity wash hand basin and close coupled WC. Obscure double glazed window. Tiling to walls. Tiled flooring.

Externally the property has a good size rear garden. Commencing with large patio seating area. Remaining garden is lawned.

Summerhouse/home office/family room 11'6 x 11'5 to remain with power and light connected. Side access gate. Personal door into garage. Shed to remain.

Garage and driveway parking to front.

Council Tax Band: D

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.





