



## Patching Hall Lane, Chelmsford

Guide Price £500,000



- Immaculately presented three bedroom family home
- Huge potential to extend stpc
- Character property found within 1 mile to Chelmsford railway station
- Ideal location for schools including St John Payne Catholic School and King Edward Grammar school
- Easy access to Chelmsford City Centre
- Spacious living accommodation comprising lounge, kitchen/diner, second reception room and ground floor WC
- Three well proportioned bedrooms and family bathroom
- Boarded loft room currently used as office/Gym
- Landscaped rear garden
- Double garage accessed via private road



**Immaculately presented three bedroom family home, offered for sale with an abundance of wealth, charm and character. Found within a popular residential area. Approximately 1 mile to Chelmsford City Centre and railway station. Close to local amenities. Catchment area for St John Payne Catholic School, King Edward Grammar School and Chelmsford County High School. Huge potential to extend stpc. Accommodation boasts, impressive entrance hall, ground floor cloakroom/wc, lovely size lounge with feature fireplace, second reception room overlooks the rear garden with feature fireplace and spacious kitchen/diner. First floor is home to three well proportioned bedrooms, family bathroom and stairs to boarded loft room. Externally the property has an amazing manicured landscaped rear garden offering a variety of flowering shrubs, bushes, trees plus established sunken pond. Double garage is accessed via a private road with power and light connected.**

**GUIDE PRICE £500,000 - £550,000**

Impressive entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Wooden style flooring.

Lounge 14'0 x 11'9 Bow double glazed window to front. Ornate feature fireplace. Continuation of wooden flooring. Smooth to coved ceiling.

Reception Room 15'0 x 14'5 French double glazed doors to garden. Continuation of wooden flooring. Feature fireplace.

Large kitchen/diner 18'8 x 9'7 enjoys views over rear garden. Range of wall and base mounted units with matching storage drawers and under unit lighting. Granite style worksurfaces with upstands housing sink drainer. Space for Range style cooker, extractor hood to remain. Tiled flooring.

Open plan dining area, double glazed window to side. Continuation of wooden flooring. Space for American style fridge/freezer.

First floor landing is home to three well proportioned bedrooms and family bathroom. Stairs to boarded loft room.

Bedroom one 13'0 x 11'8 double glazed window to front.

Bedroom two 12'3 x 9'9 double glazed window to rear. Feature fireplace.

Bedroom three 10'11 x 10'3 double glazed window to rear. Feature fireplace.

Bathroom comprises Roll top bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Tiling to walls. Tiled flooring.

Obscure double glazed window.

Externally the property has an amazing landscaped rear garden. Commencing with large family sized patio seating area. Manicured lawn is lined with an abundance of mature flowering shrubs, various bushes and trees plus two established Koi Carp ponds.

Double garage is accessed via Private Road. Power and light connected.

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.

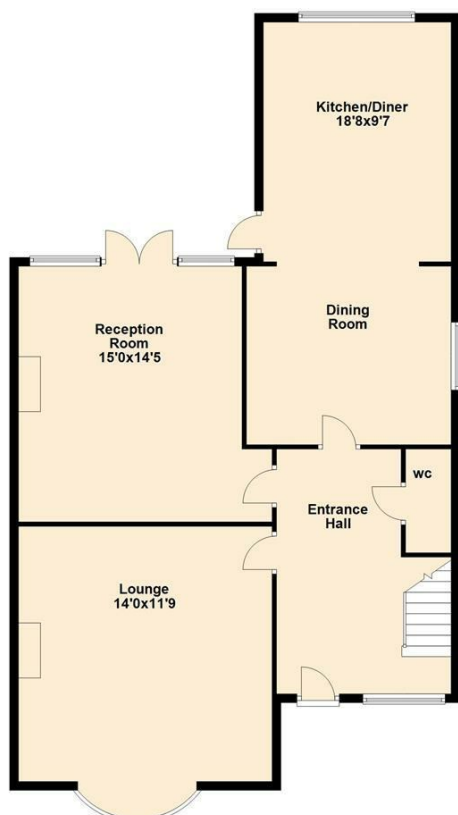


# Local Life

Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.



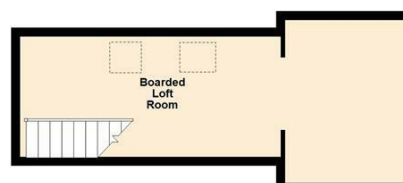
Ground Floor

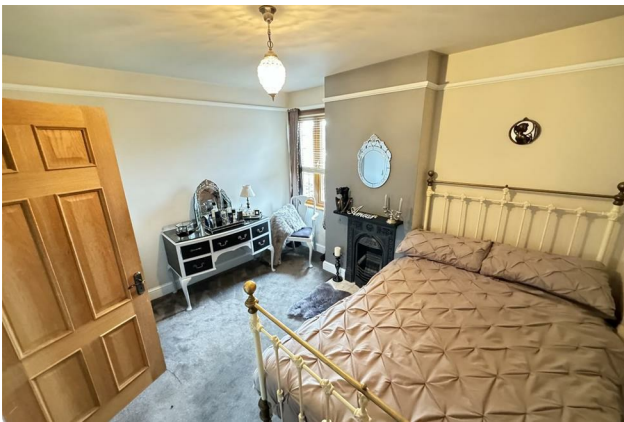


First Floor



Second Floor





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