

# KILN & LODGE

ESTATE AGENTS : REDEFINED



40 Lucas Avenue

, Chelmsford, CM2 9JL

Asking price £425,000



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## Accommodation

### Entrance Hall

Entrance door, stairs to first floor, laminate flooring, understairs storage cupboard housing tumble dryer.

### Lounge

Window to front, feature fireplace, carpet, built in storage, French doors to Dining room.

### Kitchen

Range of fitted units, integrated electric oven and gas hob, space and plumbing for washing machine, dishwasher and fridge/freezer, part tiled walls, spot lights, wall mounted boiler, open to

### Dining/Family Room

Patio doors to rear, laminate flooring, radiator, door to side.

## First Floor

### Landing

Stairs to ground floor, stairs to second floor, carpet.

### Family Bathroom

Window to rear, panelled bath, pedestal wash hand basin, low level WC, part tiled, heated towel rail.

### Bedroom Two

Window to rear, laminate flooring, radiator.

### Bedroom Three

Window to front, laminate flooring, radiator.

### Bedroom Four

Window to front, radiator.

## Second Floor

## Landing

Stairs to first floor, carpet.

## Shower Room

Window to rear, shower cubicle, close coupled WC, pedestal wash hand basin, heated towel rail.

## Bedroom One

Window to rear, Velux to the front, radiator, carpet, eaves storage.

## Exterior

### Front Garden

Lawned area, access to rear garden.

### Rear Garden

Paved patio area, remainder laid to lawn, shingle seating area, fencing to boundaries, access to front.



Road Map



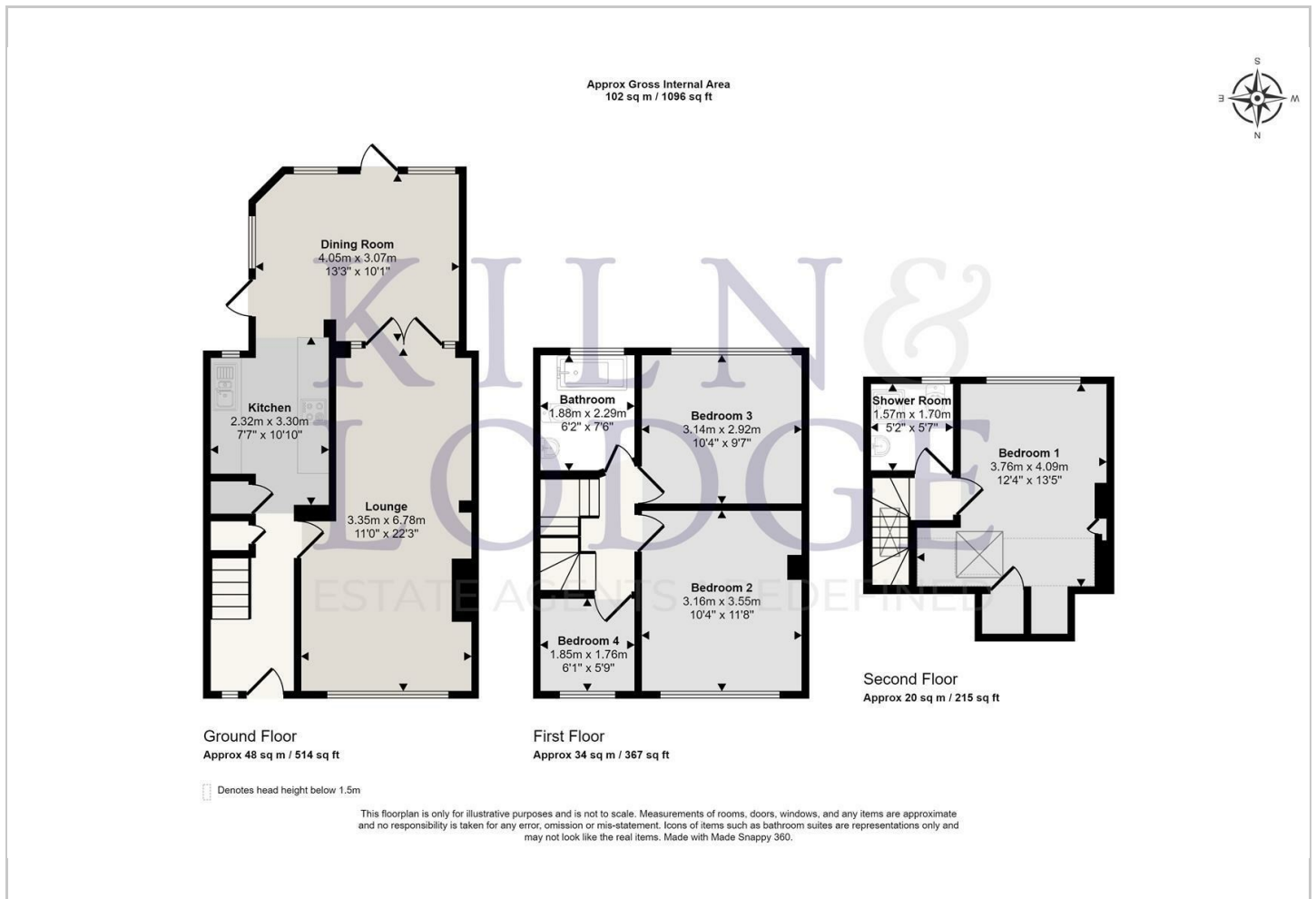
Hybrid Map



Terrain Map



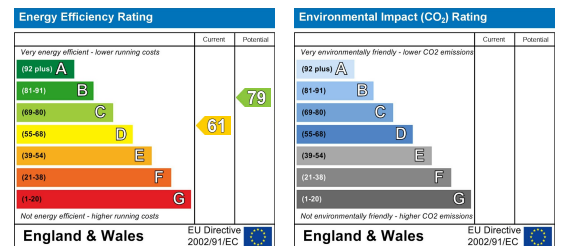
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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