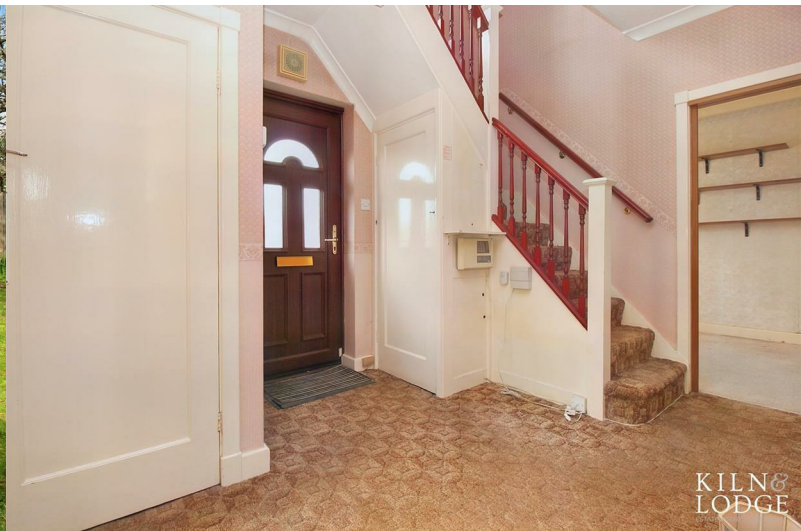




## 34 Chignal Road

, Chelmsford, CM1 2JB

Asking price £630,000





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## ACCOMMODATION

### Ground Floor

Entrance hall  
doors to kitch, lounge and diner stairs to FF, usstorage;  
rad, carpets

WC  
Low level WC, wash hand basin.

Kitchen  
Tiled flooring. Double glazed window to front. Double  
glazed door to side, providing access to rear garden and  
garage. Units to eye and base level. Washing machine, 1  
and 1/2 bowl sink with mixer taps and and drainer,  
lamine work surfaces. Tiled flooring. Boiler.

Lounge/ Diner  
Double glazed windows to rear and side. Double glazed  
floors leading to conservatory leading to conservatory.  
Coal effect fireplace. Radiator. Carpet. Coved ceiling.

Conservatory  
Access to rear garden. Radiator. Carpet.

Study/Bedroom four  
Double glazed window to front. Coved ceiling. Radiator.  
Carpet.

### First Floor

Landing  
The insulated and floored loft is accessed via a built-in  
loft ladder

### Bedroom One

Window to rear and side. Carpet. Coved ceiling. Radiator.  
Fitted wardrobes.

### Bedroom Two

Window to rear and side. Carpet. Coved ceiling. Radiator.

### Bedroom Three

Window to rear. Carpet. Coved ceiling. Radiator.

### Shower Room

Obscure window to front. Large shower with  
attachments. Wash hand basin with mixer taps. Heated  
towel rail. Part tiled walls

### WC

Obscure window to side. Low level WC. Part tiled walls.

### Exterior

#### Rear Garden

The well presented rear garden commences with a patio  
area with the remainder laid to lawn with a paved path  
leading to the rear vegetable plot, the shed and  
greenhouse. There are water taps both to the front and  
rear. Various shrubs and trees. Fences to all boundaries.  
Access to garage and driveway.

#### Garage

Up and over door to the front. Access door to the side.  
large storage area at the rear of the garage, plus  
additional double-door storage in the side passage

#### Front Garden

Paved Driveway providing ample off road parking spaces.  
leading to the garage and side access to the rear garden.







Road Map



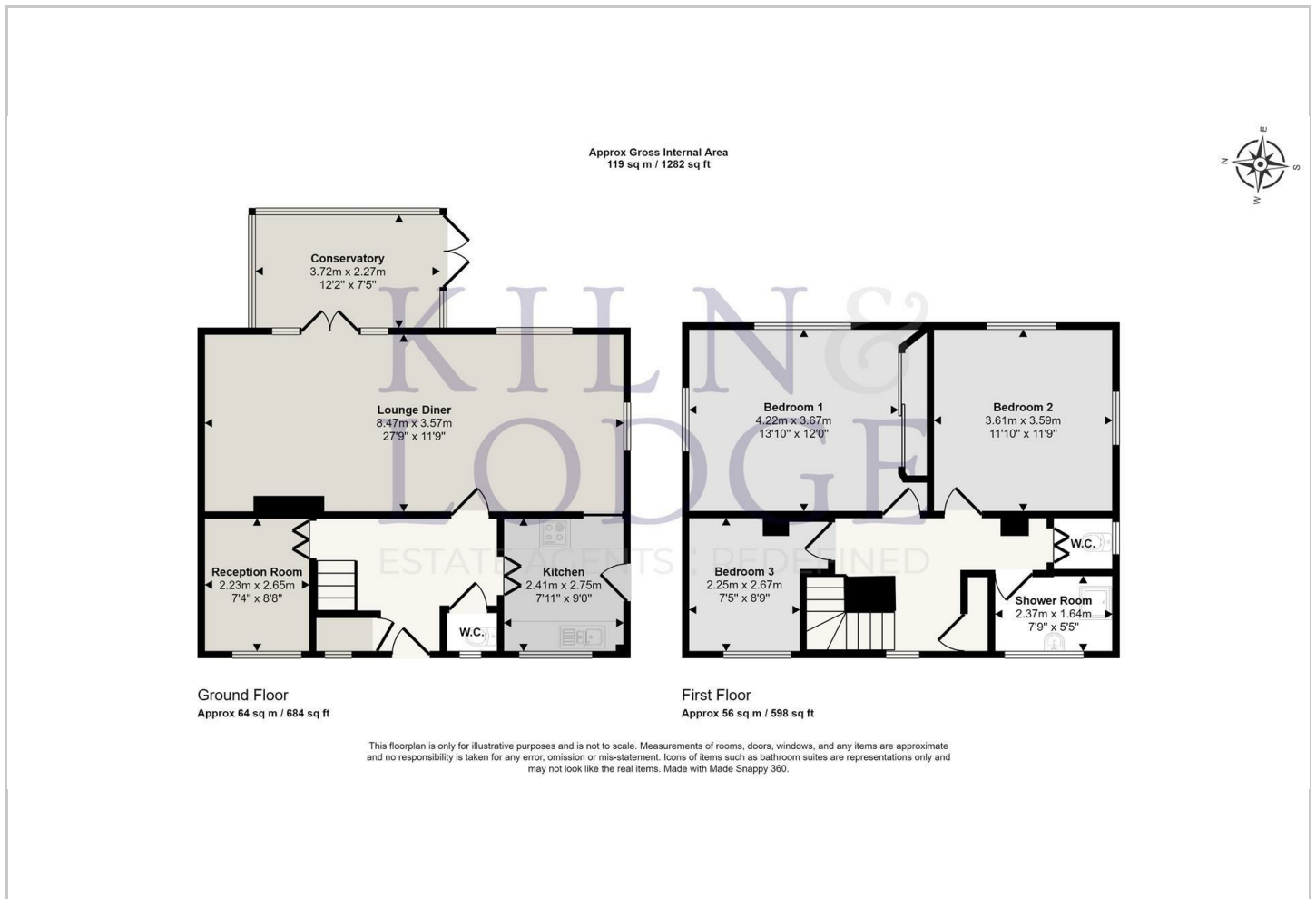
Hybrid Map



Terrain Map



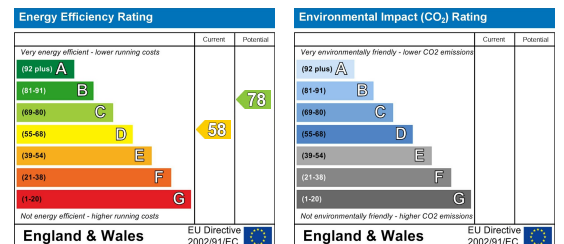
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.