

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## 9 Walters Close , Chelmsford, CM2 8NU

This three bedroom semi detached bungalow is just 'Amazing'!

The property offers a spacious living room, conservatory, bathroom and a re-fitted kitchen. There's also three bedrooms a garage and off road parking. Externally, this home really comes into it's own. You'll find a great sized rear garden overlooking surrounding farmland, really making this the ideal bungalow to call home.

Asking price £450,000

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- Three Bedrooms
- Garage & Parking
- Cul-De-Sac
- No Onward Chain
- Farmland Views
- Re-fitted Shower Room
- Re-fitted Kitchen
- Spacious Lounge & Conservatory

Entrance Hall

Living Room

20'11 x 10'7 (6.38m x 3.23m)

Conservatory

13'2 x 9'3 (4.01m x 2.82m)

Kitchen

11'9 x 13'3 (3.58m x 4.04m)

Family Bathroom

8'10 x 5'9 (2.69m x 1.75m)

Bedroom One

12'10 x 11' (3.91m x 3.35m)

Bedroom Two

11'10 x 8'3 (3.61m x 2.51m)

Bedroom Three

9'1 x 7'9 (2.77m x 2.36m)

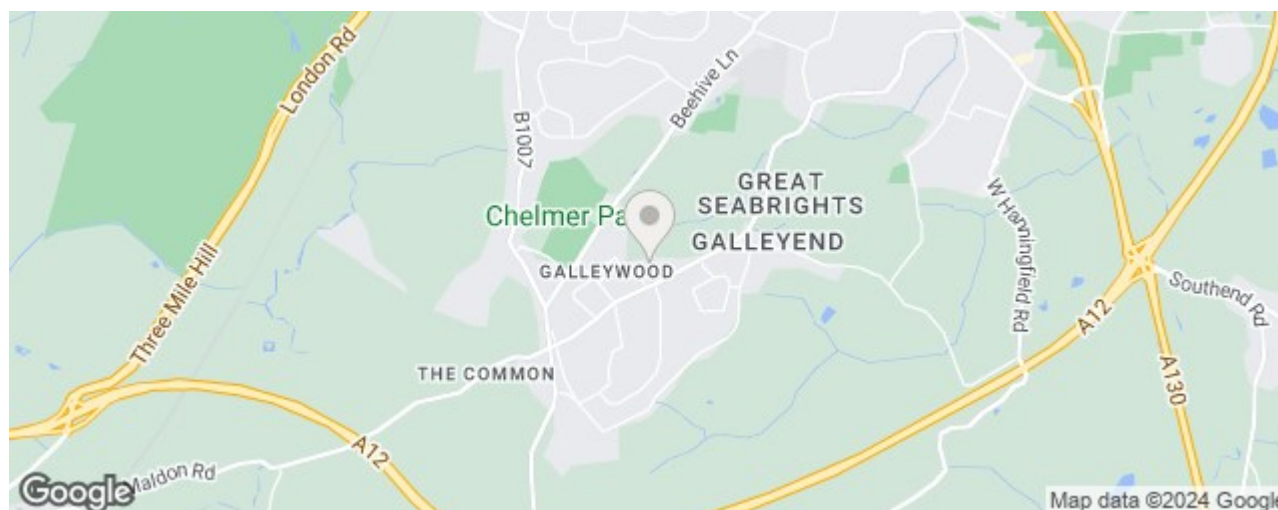
Exterior

Front Garden

Off Road Parking

Rear Garden

Garage







# Floor Plan

Approx Gross Internal Area  
92 sq m / 988 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
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