

# KILN & LODGE

ESTATE AGENTS : REDEFINED



14 Grantham Drive

Chelmsford, CM1 6DY

Asking price £685,000



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# 14 Grantham Drive

Chelmsford, CM1 6DY

Asking price £685,000



## Entrance Hall

Entrance door, stairs to first floor

## WC

Window to front, close coupled WC, vanity wash hand basin.

## Kitchen/Dining Room

29'4 x 13'5 (8.94m x 4.09m)

Range of high quality fitted storage units. Integrated fridge, freezer, dishwasher, washing machine and electric double oven. Work surfaces incorporate sink unit with mixer taps and induction hob with extractor over. Breakfast bar. French doors into the garden with two windows to the side.

## Utility cupboard

Storage cupboard with shelves and space for tumble dryer.

## Downstairs Cloakroom

## First Floor

### Landing

Airing Cupboard housing mega flow system and hot water tank.

### Dual Aspect Living Room

35'7 x 11'8 (10.85m x 3.56m)

Window to front and rear, radiator.

### Bedroom

Window to rear and side, radiator.

### Family Bathroom

Window to side. Panelled bath with shower over. Vanity wash hand basin, close coupled WC, heated towel rail.

## Bedroom

13'5 x 10'4 (4.09m x 3.15m)

Window to front, radiator.

## Second Floor

### Landing

### Roof Terrace

35'7 x 11'8 (10.85m x 3.56m)

A private dual aspect roof terrace.

### Bedroom

13'5 x 12'7 (4.09m x 3.84m)

Window to rear and side, radiator.

### Bedroom One

13'7 x 13'5 (4.14m x 4.09m)

Window to front, radiator, built in storage.

### En-suite

Shower cubicle, vanity wash hand basin, heated towel rail. Close coupled WC.

## Exterior

### Frontage

### Garage

35'7 x 11'8 (10.85m x 3.56m)

Up and over door to front, power and light connected.

### Lanscaped Rear Garden

Two Paved patio areas, remainder laid to lawn with walls to boundaries. Access to front and access to garage.



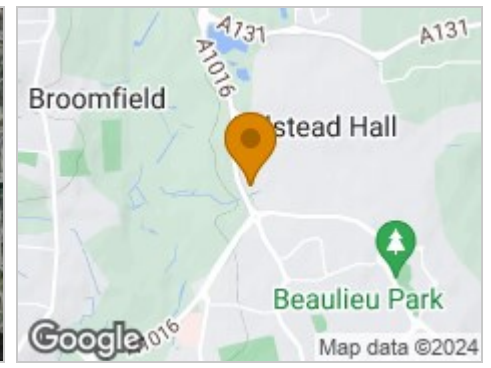
### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

GROUND FLOOR

1ST FLOOR

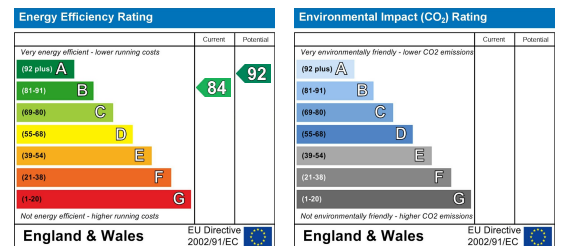
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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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