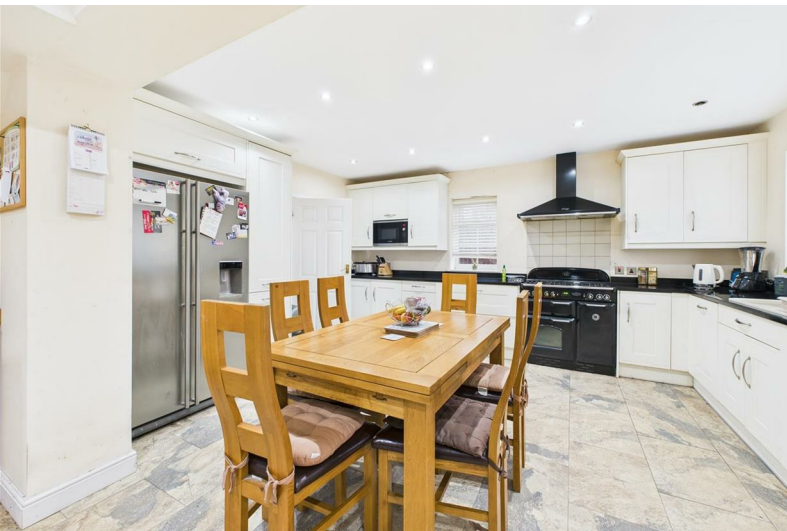




1 Edward Drive

Chelmsford, CM2 9ER

£500,000 to £525,000 Guide Price



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Entrance Porch

Entrance door, plenty of space for coats and shoes.

Hallway

Stairs to the first floor with storage

Living Room

22'4 x 10'6 (6.81m x 3.20m)

A great sized room with a window to the front and doors that open into the Family Room,

Family Room

10'6 x 8'10 (3.20m x 2.69m)

An excellent additional space with doors to the rear garden.

Kitchen/Diner

15'4 x 11'10 (4.67m x 3.61m)

Ample storage cupboards with an integrated dishwasher. Space and plumbing for a fridge/freezer and range cooker. Plenty of space for a dining table. Window to rear and a door to:

Utility Room

11'11 x 6' (3.63m x 1.83m)

Storage cupboards with plumbing for a washing machine and tumble dryer, boiler, door to garden, door also to.

WC

First Floor

Landing

Bedroom One

11'11 x 10'2 (3.63m x 3.10m)

A good sized double bedroom with fitted wardrobes.

Bedroom Two

11'11 x 8'9 (3.63m x 2.67m)

A double bedroom with a window to the front.

Bedroom Three

10' x 8'6 (3.05m x 2.59m)

A double bedroom with fitted wardrobes. Window to the rear.

Bedroom Four

11'10 x 8'6 (3.61m x 2.59m)

A double bedroom with a window to the rear.

Bedroom Five

7'10 x 6'8 (2.39m x 2.03m)

a single bedroom with fitted storage. Window to the front.

Family Bathroom

7'10 x 6'8 (2.39m x 2.03m)

A white suite with a bath, shower over, wash hand basin and WC.

Shower Room

8'4 x 3'7 (2.54m x 1.09m)

A shower cubicle with a wash hand basin and WC.

Exterior

Off Road Parking

A shingle driveway providing off road parking for numerous cars.

Rear Garden

A great sized rear garden mainly laid to lawn, access to the front, access to the garage.

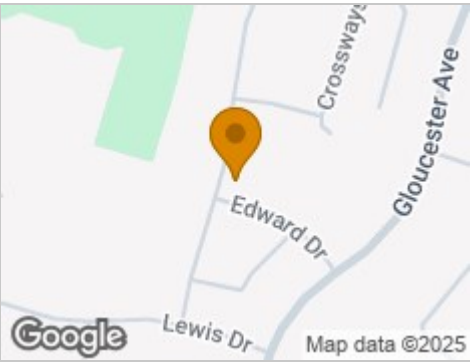
Detached Garage

Up and over door to front with further off road parking available.

Tel: 01245 330764



Road Map



Hybrid Map



Terrain Map



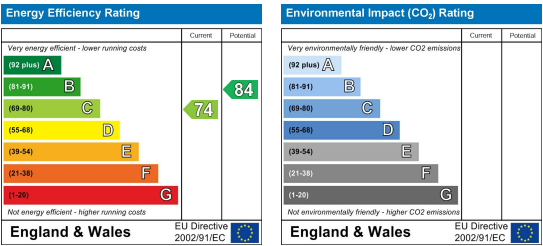
Floor Plan



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.