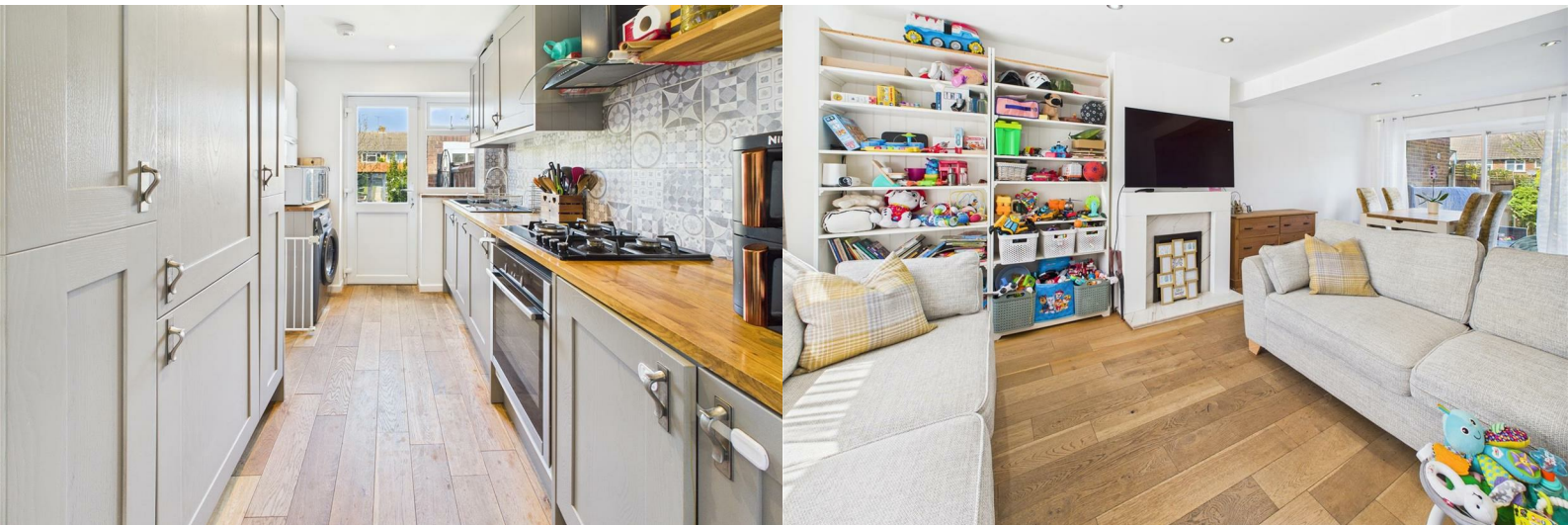## 18 Linden Close
Chelmsford, CM2 9JQ

Guide price £410,000

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18 Linden Close

Chelmsford, CM2 9JQ

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Entrance Hall
12'2 x 5'7 (3.71m x 1.70m)
Entrance door, Stairs to first floor, Oak flooring.

Kitchen
10'3 x 7'8 (3.12m x 2.34m)
A range of fitted storage cupboards, integrated fridge/freezer and electric oven. Space and plumbing for washing machine. Work surfaces incorporates a sink unit with mixer taps and a gas hob with extractor hood over.

Lounge/Diner
22'9 x 11'6 (6.93m x 3.51m)
Window to front, doors to rear. Oak flooring, feature fireplace.

First Floor

Landing
5'11 x 3'7 (1.80m x 1.09m)
Window to die, stairs to ground floor, access to loft.

Bedroom One
12'6 x 11' (3.81m x 3.35m)
Window to front, Oak flooring.

Bedroom Two
10'11 x 9'11 (3.33m x 3.02m)
Window to rear, Oak flooring.

Bedroom Three
9'5 x 6'2 (2.87m x 1.88m)
Window to front, Oak flooring.

Bathroom
6'3 x 5'4 (1.91m x 1.63m)
Window to rear. Panelled bath with shower over, vanity wash hand basin, tiled walls.

Exterior

Front
Block Paved Driveway providing ample off road parking.

Garage

Rear Garden
A paved patio area, remainder laid to lawn, gate to side, door to garage.

Detached Log Cabin/Workshop
Power and light connected, ideal home office or workshop.

Tel: 01245 330764

Floor Plan

Lounge/Diner
11'6" x 22'9"

Kitchen
7'8" x 10'3"

Hallway
5'7" x 12'2"

Floor 0

Bedroom One
11'0" x 12'6"

Bedroom Two
10'11" x 9'11"

Bedroom Three
6'2" x 9'5"

Landing
3'7" x 5'1"

Bathroom
6'3" x 5'4"

Floor 1

Approximate total area⁽¹⁾
748 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC

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