



Maple House The Street

Galleywood, Chelmsford, CM2 8QN

Offers in excess of £750,000



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Entrance Hallway

15'8" x 5'10" (4.78m x 1.8m)

Entrance door, stairs to first floor

WC

Close coupled WC, wash hand basin. Radiator.

Study

8'11 x 8' (2.72m x 2.44m)

Window to front, fitted storage, radiator

Utility Room

7'8 x 6'1 (2.34m x 1.85m)

Window to side, heated towel rail, space and plumbing for washing machine, tumble dryer and fridge/freezer.

Kitchen

17'5 x 9' (5.31m x 2.74m)

Window to side. Range of fitted storage units, integrated dishwasher, electric oven and fridge. Work surfaces incorporate gas hob with extractor hob over along with the sink unit. The room then opens into the:

Dining Area

Patio doors onto the external terrace. Radiator.

Triple Aspect Lounge

20'11" x 13'5" (6.40m x 4.1m)

Window to front, side with by-folding doors to the rear onto the external Terrace. Dual fuel burner and radiator.

First Floor

Landing

9'2 x 6'10 (2.79m x 2.08m)

Stairs to ground floor. Access to loft. Sun Tunnel.

Bedroom One

15'5 x 13'9 (4.70m x 4.19m)

Window to front, radiator. fitted wardrobes. Door to

Ensuite

6' x 6' (1.83m x 1.83m)

Window to rear, shower cubicle, close coupled WC, wash hand basin. Towel rail.

Bedroom Two

15'1 x 9'6 (4.60m x 2.90m)

Window to rear. Radiator.

Bedroom Three

11'10 x 10' (3.61m x 3.05m)

Window to front and side, radiator

Bedroom Four

9'6 x 8'10 (2.90m x 2.69m)

Window to rear, radiator.

Family Bathroom

9'8 x 5'8 (2.95m x 1.73m)

Two windows to rear. Free standing bath, shower cubicle, wash hand basin and close coupled WC. Vertical heated rail.

Exterior

Detached Double Garage

Electric Up and over door to front.

Frontage

Two drives, providing ample off road parking with a lawned area with various trees, plants and bushes to boundaries but also providing seclusion.

Rear Garden

A generous plot with plenty of lawn, flowers, trees, shrubs and bushes.

Tel: 01245 330764



Floor 0

Utility Room: 7'3" x 6'1"

WC

Kitchen: 17'5" x 9'0"

Office: 8'0" x 8'11"

Hallway: 2'8" x 15'3"

Reception Room: 19'10" x 24'4"

Terrace: 20'1" x 8'3"

Terrace: 9'1" x 34'3"

Floor 1

Bedroom: 15'5" x 13'9"

Bathroom: 6'0" x 6'0"

Bathroom: 9'8" x 5'8"

Bedroom: 9'6" x 8'10"

Landing: 3'10" x 6'2"

Bedroom: 10'0" x 11'10"

Bedroom: 9'6" x 15'11"

Approximate total area⁽¹⁾
1384 ft²

Balconies and terraces
505 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 Rating

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		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

EU Directive 2002/91/EC

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