

oakheart

£450,000

Offers Over
Nathans Lane, Chelmsford

Introducing a delightful semi-detached house located in the picturesque village of Edney Common. This serene semi-rural setting offers the perfect balance of tranquility and convenience, with Chelmsford city centre just a short distance away. Featuring three spacious bedrooms, this property is designed for comfortable living and is ideal for families or those seeking extra space.

As you step inside, you are welcomed by a generous hallway that leads to a utility room, a convenient WC, and a staircase that ascends to the upper floor. The expansive reception room is a highlight of the home, flooded with natural light from large front windows and patio doors that open onto the garden. This inviting space also includes a charming brick surround fireplace, a storage

cupboard, and an additional rear door providing easy access to outdoor living.

Upstairs, you will find two well-proportioned double bedrooms and a cozy single bedroom, offering flexibility for various needs—be it for family members, a home office, or a hobby room. Additionally, the property features access to a spacious loft area, perfect for storage or potential expansion.

The exterior of the home is equally impressive, with a good-sized front garden with large hedgerows for extra privacy and to the rear a private terrace leading to the generous garden with shed. These outdoor spaces are perfect for entertaining guests, children's playtime, or simply enjoying the peaceful

countryside ambiance.

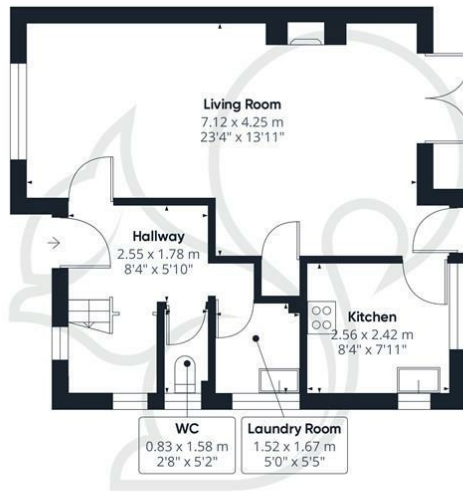
Convenience is further enhanced by a private driveway that accommodates a minimum of 2 cars, ensuring ample off-road parking. An external side entrance gate provides direct access to the rear garden area.











Ground Floor



Floor 2

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Approximate total area¹⁰
88.97 m²
957.66 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
Chelmsford City

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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