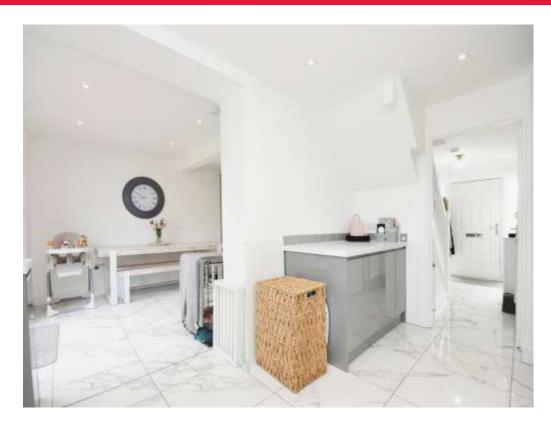


Connells

Canuden Road Chelmsford

## Canuden Road Chelmsford CM1 2SU







## **Property Description**

We highly recommend arranging an internal viewing for this beautifully extended and improved four-bedroom family home, located within a ten-minute walk to Chelmsford city location with a vast number of amenities and entertainment facilities. Chelmsford has a mainline train station give direct access to London Liverpool Street.

The ground floor boasts a welcoming entrance hall leading to a bespoke kitchen/diner and a spacious lounge/diner at the front of the house. The lounge/diner opens up to a charming conservatory with underfloor heating that offers lovely views of the rear garden. The kitchen features integrated appliances, stylish base and eye level units, elegant recessed and floor level lighting, and French doors leading to the garden. The utility area provides additional storage, including a spacious pantry.

Upstairs, the first floor features three generously sized double bedrooms, each with built-in storage, and one cozy single room currently serving as a nursery. The master bedroom showcases an en-suite with a newly fitted Sharps up-and-over storage unit. The family bathroom is equipped with a luxurious P-shaped bath and a shower.

The garden studio has been fully insulated, rewired, and updated. Currently used as a delightful beauty room, it could also be utilized as a sophisticated home office, a versatile gym, or a charming summer house.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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