

for sale

guide price **£465,000**



## Woodlands Navigation Road Chelmsford CM2 6ND

Nestled in a peaceful residential area, this modern detached house offers a perfect blend of comfort and style. Boasting three well-appointed bedrooms, this unfurnished property is ideal for families looking for a new home.



# Woodlands Navigation Road Chelmsford CM2 6ND

## Entrance Hall

Two windows to the front aspect

## Downstairs Cloakroom

Low level WC, vanity hand wash basin with cupboard under

## Living Room

22' 9" x 10' 1" plus door recess ( 6.93m x 3.07m plus door recess )  
Window to the front aspect, patio doors to the rear aspect, two radiators.

## Dining Room

10' 8" x 10' 1" ( 3.25m x 3.07m )

Window to the front and rear aspect, radiator.

## Kitchen

13' 4" x 8' 8" ( 4.06m x 2.64m )

Inset sink unit with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for appliances.

## First Floor Landing

Window to the side aspect.

## Bedroom One

11' 1" x 10' 1" ( 3.38m x 3.07m )

Window to the front aspect, radiator.





### **Bedroom Two**

11' 1" x 10' 1" ( 3.38m x 3.07m )

Window to the front aspect, radiator.

### **Bedroom Three**

9' 1" x 7' 2" plus door recess ( 2.77m x 2.18m plus door recess )

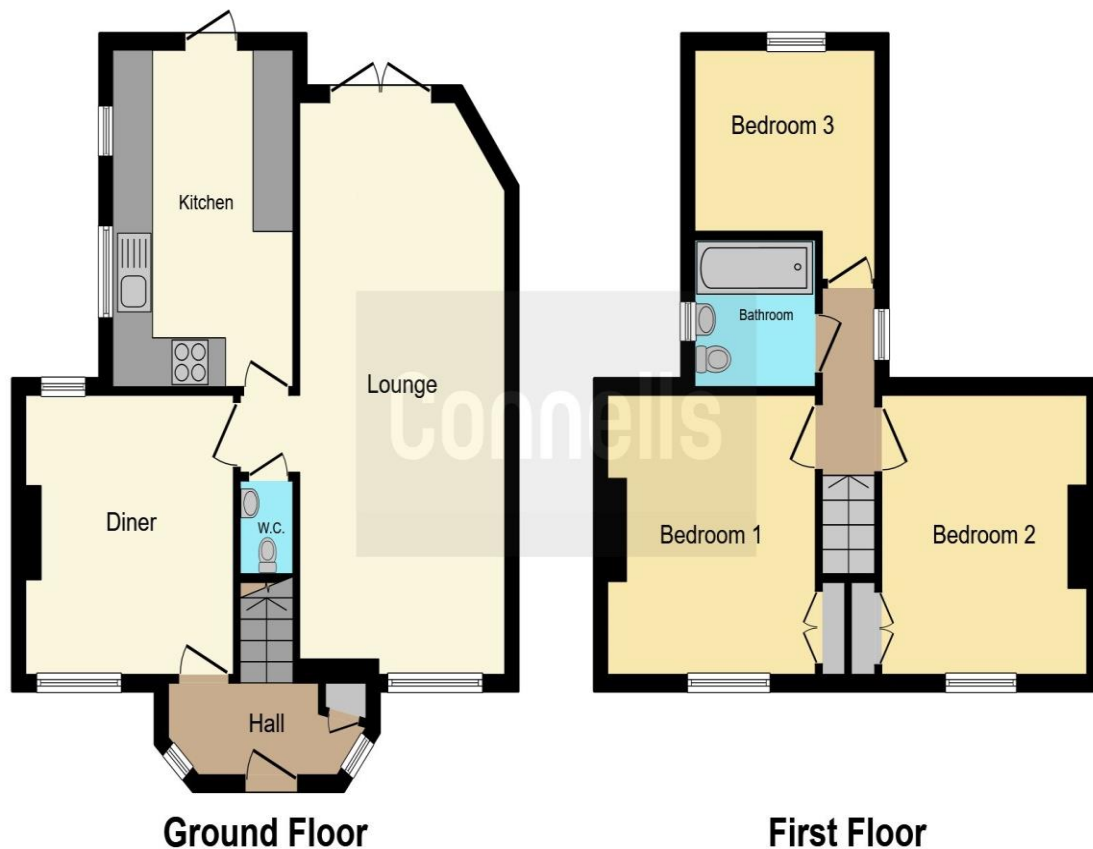
Window to the rear aspect, radiator.

### **Family Bathroom**

Enclosed WC with sink unit, paneled bath, heated towel rail, window to the side aspect.

### **Rear Garden**





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Property Ref: CHL308762 - 0007

**Tenure:** Freehold

**EPC Rating:** E

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