



Galleywood Road, Chelmsford
£775,000
4-bed semi-detached house

HOME



EPC
E



Council Band
D (£2084.49)



Bedrooms
4



Bathrooms
3



Heating
Gas central
heating



Parking
Driveway &
garage



Outside Space
100ft garden &
outbuilding



Tenure
Freehold



Galleywood Road

This extended and refurbished four bedroom semi detached family home. The accommodation commences with an entrance hall with a staircase to the first floor. There is a ground floor cloakroom with a low-level WC and wash basin. To the front of the house there is a good sized lounge with a double glazed bay window and a fireplace which houses a log burner. To the rear of the property there is an impressive kitchen/living/dining area. The kitchen is fitted with a central island unit, with granite work tops, as well as a range of base and eye level units, again with granite work tops. There is a fitted double oven as well as an induction hob, and a recess for a fridge/freezer. This room is flooded with natural light from the bifold doors, which lead out to the rear garden, as well as two lantern lights. On the first floor there are three bedrooms as well as a family bathroom WC. On the second floor there is a master bedroom suite which overlooks the rear garden and has an en suite shower room with walk-in shower. To the front the property has ample parking for 4-5 cars and access to a good sized garage. The garden is then laid principally to lawn with flower and shrub borders. There is a pathway leading to the rear of the garden where there is an impressive garden room/ Home Office which has an adjacent patio area.



Features

- Extended & improved
- Superb open plan fitted kitchen/dining area
- Downstairs W/C
- Good size lounge
- Master bedroom with en-suite
- Rear garden of approx. 100ft
- Impressive garden room/home office
- Approx. 2.1 miles to Chelmsford station
- Walking distance of popular schools
- Sought after area

Location

There are plenty of nearby country walks including Galleywood Common and Chelmer Park both of which are popular for families, dog walkers and mountain bikers.

Niceties

The property is located within a short distance from a range of local parades of shops and stores.

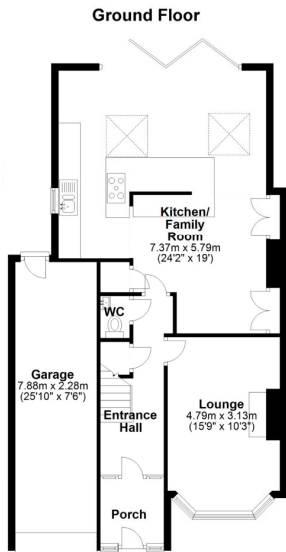
Travel

There is a local bus route to the City centre and only 2.1 miles from Chelmsford train station.

Schools

Mildmay Junior School is located just 0.4 miles away and Thriftwood School, rated outstanding by Ofsted is just 0.9 miles.

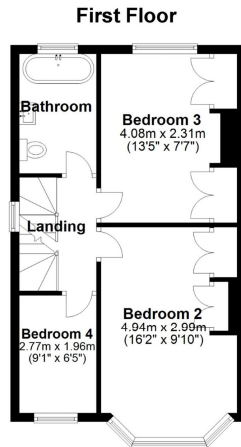
Floor Plans



APPROX INTERNAL FLOOR AREA
68 SQ M 731 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
138 SQ M 1488 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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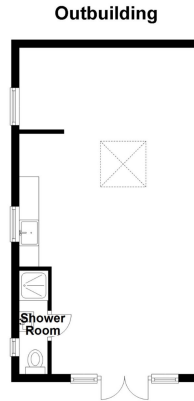


APPROX INTERNAL FLOOR AREA
43 SQ M 464 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
138 SQ M 1488 SQ FT

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APPROX INTERNAL FLOOR AREA
38 SQ M 408 SQ FT
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EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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thepartnership.co.uk

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