

# HOME



**Chelmsford**  
**Offers Over £450,000**  
**4-bed link detached house**

## Sunrise Avenue

Situated in an established residential location North of the City centre is this four bedroom link detached family home offering spacious accommodation and excellent scope for further improvement/extension subject to the necessary planning permission. The accommodation commences with an entrance hall with a ground floor cloakroom. There is a good sized lounge with staircase to the first floor and double doors giving access to a separate dining room with a french door leading out onto the rear garden. Adjacent to the dining room there is a kitchen which has a door leading to a utility/storeroom. This room offers potential to be used as a home office or additional reception room. Upstairs there are four bedrooms and a family bathroom WC. To the front of the house there is a garden and driveway providing off-road parking. The rear garden is approximately 40' and laid principally to lawn.

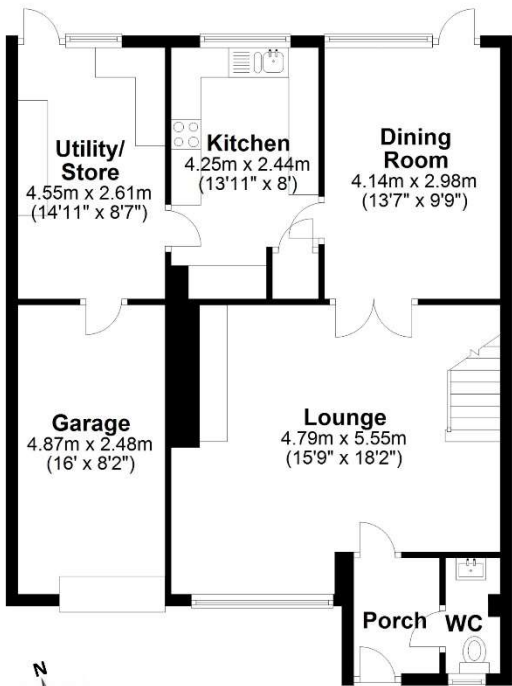
This property is situated in a popular location and is within walking distance of two primary schools and three secondary schools, namely, St John Payne RC School, Chelmsford County High School for girls and the King Edward VI Grammar School. The railway station is approx one mile away with regular services to Stratford (25 minutes) and London Liverpool Street (36 minutes). The City centre itself has a variety of eateries, High Street shops and two cinemas. Central park hosts a variety of festivals and community events and incorporates a large lake, skate park, cafe, children's play area and the River Can.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

Ground Floor

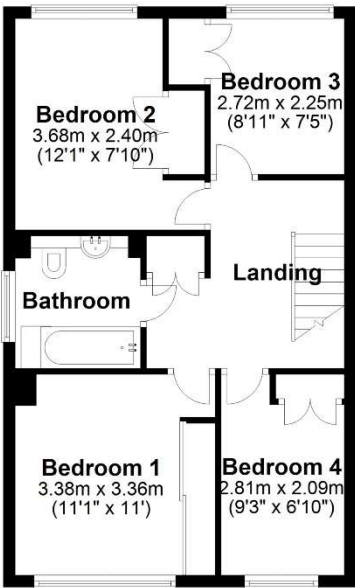


APPROX INTERNAL FLOOR AREA  
54 SQ M 583 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
106 SQ M 1141 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**

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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First Floor



APPROX INTERNAL FLOOR AREA  
52 SQ M 558 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
106 SQ M 1141 SQ FT  
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**NOT TO SCALE**

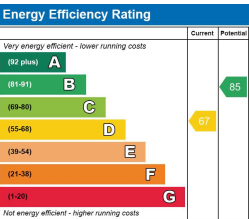
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Features

- No onward chain
- Two reception rooms
- Ground floor cloakroom
- Garage & driveway
- Popular location
- Excellent scope for extension & improvement (STPP)
- Just over 1 mile to Chelmsford station
- Close to local amenities
- Approx. 2.9 miles to Broomfield Hospital
- Within 0.7 mile walk to both grammar

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,547.71

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.

