



## Bartholomew Green

Chelmsford, CM3 1QG

**Offers In Excess Of £625,000**

Freehold  
Tax Band: E



Boasting a 65' UNOVERLOOKED rear garden with EXTENSIVE COUNTRYSIDE VIEWS, a spacious 21' DUAL ASPECT lounge with log burner, SNUG/PLAYROOM plus an OUTSIDE OFFICE/STUDIO is this characterful three bedroom SEMI-DETACHED cottage. Benefiting from a DOUBLE GARAGE (Potential To Convert\*), driveway parking for 3-4 vehicles, plenty of ORIGINAL CHARACTER FEATURES throughout and immaculately presented. Set on a generous plot and situated in a quiet semi-rural location, with convenient access to A120/M11, Braintree & Chelmsford. Internal viewings highly recommended!



The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, radiator, original solid wood flooring with exposed beams. Opening to inner hall and kitchen.

### KITCHEN:

11'06 x 11'00 (3.51m x 3.35m)

Double glazed window to side aspect and Velux to front elevation, a series of matching base and wall units, edged oak work surfaces incorporating a single ceramic sink with central mixer tap, built-in oven, induction hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, walk-in larder cupboard, tiled flooring. Double doors to rear garden.

### INNER HALL:

Double glazed window to side aspect, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring and exposed beams.

### LOUNGE:

21'03 x 13'05 reducing to 10'09 (6.48m x 4.09m reducing to 3.28m)

Double glazed windows to front and rear aspects, central log burner with traditional brick surround, two radiators, carpeted flooring and exposed beams.

### SNUG / PLAYROOM:

12'04 x 10'08 (3.76m x 3.25m)

Double glazed window to side aspect, built-in storage cupboard, radiator, tiled flooring and smooth ceiling with sunken spotlights and exposed beams. Patio door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, loft access, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:

11'02 x 10'05 (3.40m x 3.18m)

Double glazed window to front aspect, two fitted wardrobes, radiator, carpeted flooring and exposed beams.



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