



42 Nalla Gardens, Chelmsford, CM1 4AX

£380,000

**** NO ONWARD CHAIN **** A two bedroom semi detached bungalow situated in a quiet and very desirable location close to a local shopping parade in Broomfield Road. This well presented and modernised home was extended in 2016 to the rear elevation. The accommodation includes: LONG INVITING HALLWAY, 25' LOUNGE/DINER, 17' KITCHEN/BREAKFAST ROOM (refitted in 2016 and includes numerous appliances), MODERN SHOWER ROOM (refitted in 2016) AND TWO BEDROOMS. The property was rewired and had a combination gas boiler installed in 2016. There is plenty of driveway parking to the front and a virtually paved rear garden for low maintenance. It also has a burglar alarm.

AGENTS NOTE

The original build is solid brick and the rear extension is cavity wall.

LOCALITY INFORMATION

The property is located to the north side of the city and is within walking distance of a local shopping parade with a Tesco store and chemist. There are frequent bus services on Broomfield Road in to the city centre which has an excellent range of bars, restaurants and shopping facilities and the mainline railway station to London. There are local schools in close proximity.

LONG ENTRANCE HALL



Composite entrance door to hall. Radiator, engineered oak wood flooring, access to roof space which we believe to be part boarded, built in cupboard housing the gas combination Vaillant boiler installed in 2016. Doors to lounge/diner, kitchen/breakfast room, both bedrooms and shower room.

REVERSE VIEW



LOUNGE/DINER 25'11" x 11'1" to lounge area, 10'7" to dining are (7.92 x 3.4 to lounge area, 3.23 to dining area)



Two radiators, feature fireplace, leaded light upvc double glazed window to front, upvc double glazed French doors with windows either side to rear garden.

ADDITIONAL VIEW



FEATURE FIREPLACE



FURTHER VIEW



KITCHEN/BREAKFAST ROOM (refitted in 2016) 17'5" x 11'11"
(5.33 x 3.64)



BREAKFAST TABLE SPACE



The comprehensively fitted kitchen has an ample range of worktop space incorporating soft close cream gloss fronted drawers and cupboards below, tall pull out unit and a range of eye level cabinets above, integrated appliances to remain include a five ring gas hob, extractor hood above, built in double oven and grill, dish washer and fridge/freezer, engineered oak wood flooring, radiator, dual aspect upvc double glazed windows and door to rear garden.

BEDROOM ONE 10'4" not including bay x 10'4" not including ward (3.17 not including bay x 3.15 not including wardro)



Radiator, leaded light upvc bay double glazed window to front, opaque window to side, part mirrored wardrobes to one wall.

BEDROOM TWO 9'5" x 8'7" (2.88 x 2.63)



Radiator, engineered oak wood flooring, upvc double glazed window to side.

MODERN SHOWER ROOM (refitted in 2016)



White suite incorporating a vanity wash hand basin, low level wc, double width shower unit, chrome heated towel rail, inset ceiling spot lights, frosted upvc double glazed window to side.

OUTSIDE

The front has been completely brick paved for low maintenance and now provides ample driveway parking. There is side gate access through to the rear garden.

SOUTH/WESTERLY FACING REAR GARDEN



The garden has been designed for minimal maintenance being virtually paved with wood chip bedding and shrub borders. There are timber and metal constructed sheds to remain.

REAR ELEVATION

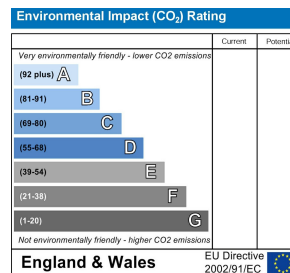
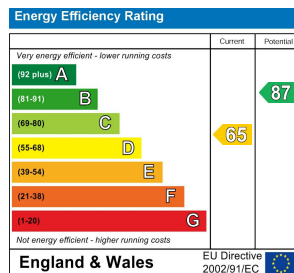




Ground Floor



APPROX INTERNAL FLOOR AREA 81 SQ M (870 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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