

24 Longacre, Chelmsford, CM1 3BJ

£440,000

**** LONG REAR GARDEN **** A semi detached family home with **FOUR GOOD SIZE BEDROOMS** situated in a quiet cul de sac position and enjoying panoramic farmland and river views. The property has the following accommodation. Ground floor: **SPACIOUS HALLWAY, CLOAKROOM, GOOD SIZE SITTING ROOM, DINING ROOM, 18' KITCHEN** (range cooker & integrated dish washer to remain), **CONSERVATORY**. First floor: **FOUR BEDROOMS & FAMILY BATHROOM WITH WHITE SUITE**. The property has gas radiator heating and upvc double glazing.

LOCALITY INFORMATION

The property is within reasonable walking and cycling distance of the city centre which offers the mainline railway station to London and a wide range of shopping and recreational facilities. There are outstanding schools in close proximity which include King Edward VI Grammar, the County High for Girls and Hylands secondary school. The village of Writtle with its picturesque village green, duck pond, village pubs, tea rooms and Coop store are within walking distance.

FRONT ELEVATION



RIVER/FARMLAND VIEWS TO REAR



ACCOMMODATION COMPRISES

Composite entrance door to hall.

ENTRANCE HALL



Radiator, parquet flooring, built in cupboard, stairs to first floor, deep under stair cupboard, attractive part glazed doors to sitting room and kitchen and open aspect to dining room.

CLOAKROOM



Low level wc, vanity wash hand basin, radiator, frosted upvc double glazed window.

SITTING ROOM 20'11" x 10'9" (6.40 x 3.28)



Feature working fireplace, two radiators, parquet flooring, upvc double glazed patio doors to conservatory.

FURTHER VIEW



DINING ROOM (formerly the garage) 15'4" x 8'0" (4.68 x 2.46)



Radiator, Laminate flooring, ornamental bow upvc double glazed window to front.

ADDITIONAL VIEW



KITCHEN 18'2" x 7'1" (5.55 x 2.16)



6 ring gas range cooker with two ovens, warmer and grill to remain, extractor hood above, integrated dish washer, excellent range of worktop space with ample drawers and cupboards below, range of eye level cabinets and corner display shelving, tall larder cupboard, space for American style fridge/freezer, laminate flooring, upvc double glazed window to side, upvc double glazed doors to conservatory.

REVERSE VIEW



CONSERVATORY 16'6" x 9'8" (5.04 x 2.96)



Brick built under a pitched roof, upvc double glazed windows with fan lights, radiator, laminate flooring, upvc double glazed French doors to rear garden.

LANDING

Access to roof space which houses the gas boiler and is fully insulated, boarded and has a Velux window, airing cupboard.

BEDROOM ONE 12'9" x 9'4" maximum (3.89 x 2.87 maximum)

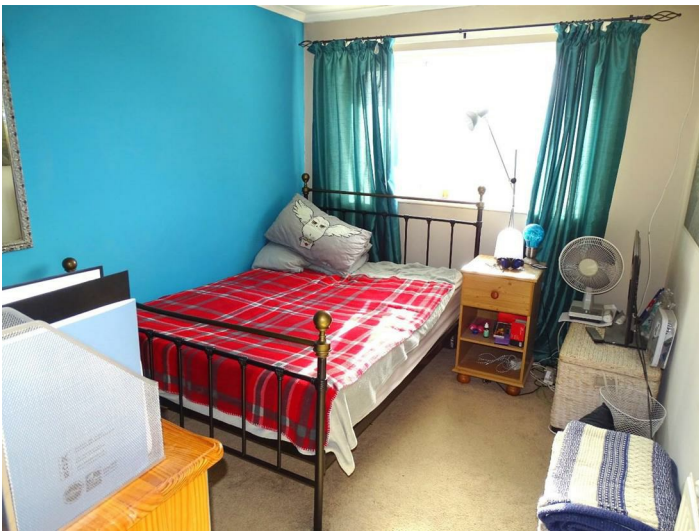


Radiator, excellent range of fitted wardrobes, upvc double glazed window to rear with panoramic farmland and river views.

FURTHER VIEW



BEDROOM TWO 10'9" not including door recess x 8'7" (3.29 not including door recess x 2.63)



Radiator, upvc double glazed window to rear with panoramic farmland and river views.

BEDROOM THREE 11'5" x 8'2" (3.49 x 2.49)

Radiator, built in double wardrobe, upvc double glazed window to front.

BEDROOM FOUR 11'6" x 6'8" (3.52 x 2.05)

Radiator, upvc double glazed window to front.

FAMILY BATHROOM



White suite comprising a shower bath, pedestal wash hand basin, low level wc, chrome heated rail, fully tiled walls, frosted upvc double glazed window to side.

OUTSIDE

The front has been virtually all brick paved providing ample driveway parking. There is a small lawn area with tree to centre and side gate access through to the rear garden.

LONG REAR GARDEN



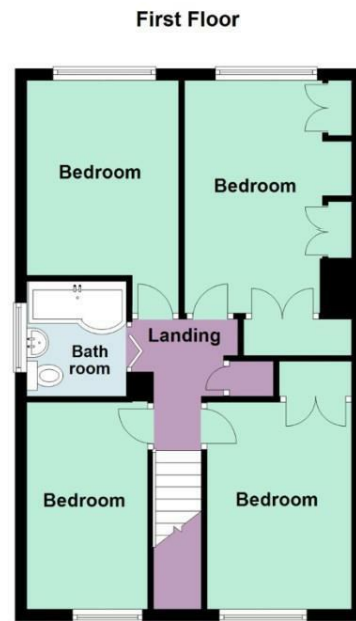
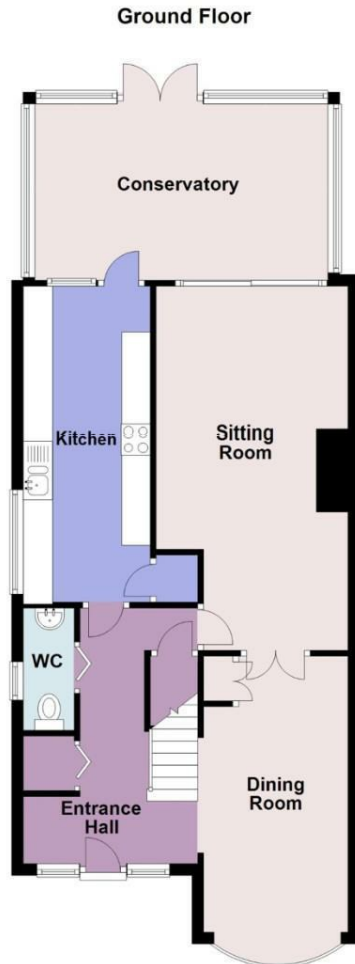
There is a paved patio to the rear elevation with adjoining rockery and small pond, paved stepping path and brick path lead to the lower garden area. There are established flower and shrub borders and a variety of trees. There are two timber sheds, summerhouse and a chicken house.

REAR ELEVATION

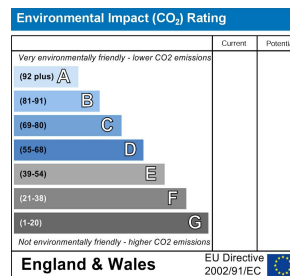
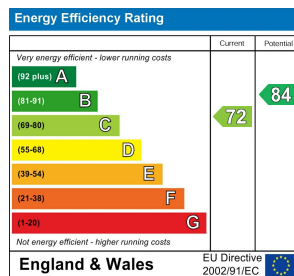


LOWER GARDEN AREA





APPROX INTERNAL FLOOR AREA 124 SQ M (1330 SQ FT)
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 All measurements are approximate **NOT** to be used for valuation purposes
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