



15 Burnside Crescent, Chelmsford, CM1 4EH

£450,000

A SURPRISINGLY SPACIOUS semi detached THREE BEDROOM CHALET BUNGALOW, located in the SOUGHT AFTER BROOMFIELD AREA. The property has a garden room extension to the rear elevation and a loft conversion which serves two bedrooms and a shower room. There is scope for further extension to the rear if required (stpp). The accommodation comprises. Ground floor: L-SHAPED HALL, LOUNGE, OPEN PLAN KITCHEN/DINER, GARDEN ROOM, BEDROOM ONE AND BATHROOM. First floor: BEDROOMS TWO AND THREE AND SHOWER ROOM. This property further boasts a LANDSCAPED SOUTHERLY FACING REAR GARDEN AND PLENTY OF OFF ROAD DRIVEWAY PARKING TO THE FRONT.

LOCALITY INFORMATION

The property is situated a short walk away from Broomfield Road, providing local shops including a Tesco Express Store, Pharmacy, Post Office and Hairdressers. From here there are regular bus services into Chelmsford City Centre and to the mainline railway station with fast services to London Liverpool Street. The city centre enjoys a number of restaurants, bars, cinemas and a wide variety of retail outlets including John Lewis department store, located in the recently constructed Bond Street quarter. There is easy access to Broomfield Hospital and convenient road links to Springfield, Boreham (the A12) and to Stansted Airport. Council Tax Band: D.

ACCOMMODATION COMPRISES 10'7" maximum depth x 10'0" maximum width (3.24 maximum depth x 3.06 maximum width)



Upvc double glazed door into welcoming L-shaped entrance hallway. Airing cupboard, picture rails, radiator. Doors leading to the Lounge, Bedroom One, Bathroom and Kitchen/Diner.

LOUNGE 13'5" x 10'6" (4.1 x 3.2)



Double glazed bay window to front, feature fireplace with gas fire, tiled surround and hearth and attractive floating shelving flanking the chimney breast, picture rails, TV point, glazed door to hallway, and double radiator. This was originally a bedroom in the property prior to the extension(s), and we understand that the chimney flue is intact, should any purchaser wish to reinstate an original fireplace or install a wood burner.

KITCHEN/DINER



The kitchen and dining areas are of an open plan design, with stairs rising to the first floor and two sets of large double glazed sliding doors into the Garden Room.

FURTHER VIEW



DINING AREA 13'5" x 9'2" (4.1 x 2.8)



KITCHEN AREA 11'6" x 7'10" (3.5 x 2.4)



Attractive bespoke built in storage cupboards and display shelving, under stair cupboard, glazed door to hallway.

STAIR VIEW



Fitted shaker style base and eye level units, with complementary worktops and tiling, built in oven and hob with extractor over, inset stainless steel sink and drainer unit, concealed floor standing boiler, space and plumbing for washing machine, space for under counter fridge and freezer, radiator.

GARDEN ROOM 20'0" x 4'11" (6.1 x 1.5)



Radiator, two upvc double glazed windows and upvc double glazed French doors overlooking the garden.

REVERSE ANGLE



BEDROOM ONE 9'10" x 10'6" (to wardrobes) (3 x 3.2 (to wardrobes))



Double glazed window to front, picture rails, radiator, built in wardrobes.

BUILT IN WARDROBES



BATHROOM 7'7" x 6'3" (inc door recess) (2.3 x 1.9 (inc door recess))



Fitted with a white suite comprising a panel bath with shower over, vanity wash basin and concealed cistern WC, obscured double glazed window to side, part tiled walls, tile effect flooring, extractor fan, radiator and electric wall heater.

SPACIOUS LANDING/STUDY AREA 12'6" width x 5'2" depth not including dormer and (3.82 width x 1.58 depth not including dormer and s)



This could easily be used as a study area if required. Dormer wooden double glazed window with fitted seating and drawers below, eaves cupboards. Doors to bedrooms two and three and shower room.

BEDROOM TWO 6'11" x 8'6" (2.1 x 2.6)

Double glazed window to rear aspect, radiator, recessed storage areas.

BEDROOM THREE 7'10" x 6'6" (maximums) (2.4 x 2 (maximums))



This room is currently being used as a study. Double glazed window to rear aspect, radiator, access to deep eaves cupboard.

SHOWER ROOM 5'7" x 4'7" (1.7 x 1.4)



Corner shower cubicle with glass screen and Mira electric shower, low lever WC and wall mounted wash basin surrounded by push-to-open storage cubbies.

OUTSIDE

The front garden is completely brick paved and provides off road parking for several cars. There is a path leading to the side entrance door and a gate provides access through to the rear garden.

GOOD SIZE LANDSCAPED SOUTHERLY FACING REAR GARDEN



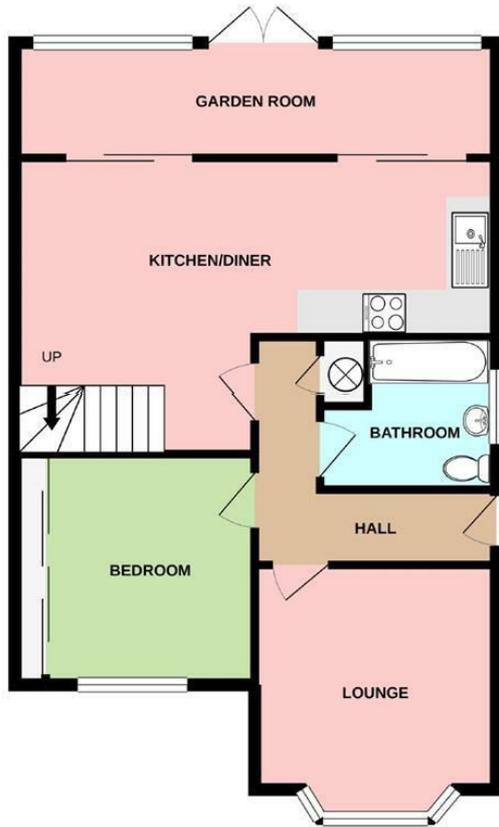
The garden is laid to lawn with well stocked established flower and shrubs borders. There are three timber sheds to remain.

VIEW FROM LOWER GARDEN AREA

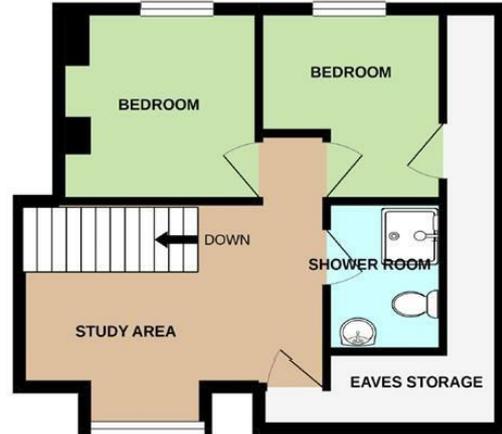


REAR ELEVATION

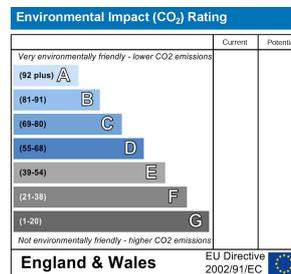
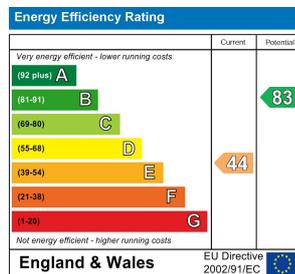
FLOORPLAN



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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