

18 Beachs Drive, Chelmsford, CM1 2NJ

£470,000

Leonard Gray Estate Agents are pleased to market this EXTENDED AND HIGHLY MODERNISED, three bedroom semi-detached bungalow, situated in a SOUGHT AFTER CUL-DE-SAC location, within WALKING DISTANCE of Chelmsford City Centre and TRAIN STATION. Having undergone extensive renovations, the property now boasts a MODERN KITCHEN, REFITTED BATHROOM and SOLID OAK INTERNAL DOORS THROUGHOUT. There is AMPLE OFF STREET DRIVEWAY PARKING to the front and a SECLUDED, GOOD SIZE WEST FACING GARDEN with OUTBUILDING/OFFICE to the rear.

#### LOCALITY INFORMATION

The property is situated on a pleasant no through road, with good access to the City Centre, and Writtle via a public footpath adjoining Admirals Park. Highly rated grammar schools; Chelmsford County High for girls and King Edward VI Grammar for boys are in convenient proximity, as is 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 a John Lewis department store, located in the recently constructed Bond Street quarter.

#### AGENTS NOTE

The vendors have already sourced a new build property they wish to purchase and therefore, those in a position for a quick sale would be favourable.

#### ENTRANCE HALL 7'6" x 12'5" (2.3 x 3.8)



A welcoming L-shaped hallway with upvc part double glazed entrance door, solid oak internal doors to all Bedrooms, Bathroom and Living Room, also with a useful storage cupboard, laminate flooring, radiator and spotlights. The hall also gives access, via a built-in retractable ladder, to a part boarded loft, which we understand houses both the the gas boiler, hot water tank, and full fibre internet connection, with both light and power laid on.

#### LIVING ROOM 26'2" x 11'4" (narrowing to 10'5") (7.98 x 3.46 (narrowing to 3.20))



A spacious room for both living and dining, with double glazed bi-folding doors to the rear garden, laminate flooring and spotlights

#### LIVING AREA



Built-in TV/entertainment housing, radiator, open aspect to Dining Area.

## DINING AREA



Solid oak door to kitchen, radiator.

KITCHEN 13'1" (not including wall units) x 9'3" (3.99 (not including wall units) x 2.82)

## FURTHER VIEW



BATHROOM 6'7" x 5'5" (2.02 x 1.66)



A plentiful variety of gloss cream units and complementary worktops housing a ceramic hob with newly installed extractor hood above and stainless steel one and a half sink and drainer unit. Integrated appliances include a high level double oven, fridge freezer, washing machine, dishwasher and water softener (serving all faucets in the property), all to remain. Part double glazed upvc door to side and double glazed window to rear, spotlights, plinth heaters.



A modern white sanitary suite comprising a panel bath with shower over and glass screen, wall mounted basin and concealed cistern WC. Fully tiled walls, heated towel rail, obscured upvc window to side, spotlights, extractor, non slip flooring.

**ADDITIONAL VIEW**



**BEDROOM ONE 11'3" (including wardrobes) x 10'11" (3.45 (including wardrobes) x 3.33)**



Upvc double glazed window to front, radiator, spotlights, ample range of freestanding wardrobes.

**WARDROBES**



**BEDROOM TWO 9'7" (not including wardrobes) x 9'5" (2.94 (not including wardrobes) x 2.88)**



Double glazed window to side, radiator, large fitted wardrobes with sliding doors.

**BEDROOM THREE 9'4" x 8'10" (2.87 x 2.70)**

Currently used for storage and therefore unphotographed. A good size single, or small double room, double glazed window to front, radiator.

**EXTERIOR**



To the front of the property is a good size driveway, providing parking for several vehicles, surrounded by mature shrubs and attractive borders. The driveway extends to the full depth of the property, providing useful storage space, a water tap, and providing access to the garage with up and over door, and light/power laid in. Immediately to the rear of the property is a staggered decking area leading to a lawn area flanked by paths and mature borders, the remainder of the garden commences with a central pond, surrounded by a patio, an attractive tree and hedging. The path leads past the Shed/Workshop, which has previously been used as a home office, and ends at the foot of the garden with an unoverlooked shady patio and woodchip planting area.

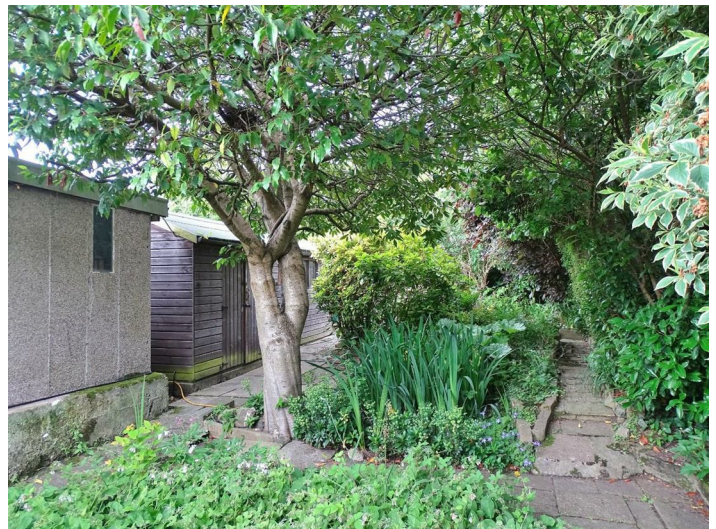
**LAWN AREA**



**DRIVEWAY PARKING**



**POND**



**LOWER GARDEN**



SHED/HOME OFFICE



FRUTHER VIEW



SIDE ACCESS

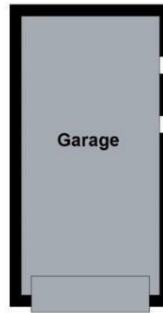


GARAGE

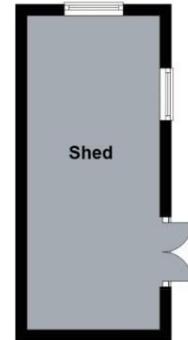
**Ground Floor**



**Outbuilding**



**Outbuilding**



**APPROX INTERNAL FLOOR AREA 82 SQ M (880 SQ FT)**  
**OUTBUILDINGS 25 SQ M (260 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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