



6 Ray Mead, Chelmsford, CM3 1AN

£350,000

A spacious and well presented three bedroom family home with electric heating. The property has pleasant greensward views, an attractive easy to maintain garden, parking, garage and upvc double glazing. The property is conveniently situated for Broomfield hospital which is around 5/10 minute drive away. The accommodation includes: Ground floor: HALL, CLOAKROOM, KITCHEN (including various appliances), DINING ROOM WITH OPEN ASPECT TO SITTING ROOM. First floor: THREE BEDROOMS AND BATHROOM WITH WHITE SUITE.

LOCALITY INFORMATION

The village of Great Waltham has a local store, public house, church, Primary school and various individual shops. It is located around 5 miles north of Chelmsford city centre which has the mainline railway station to London Liverpool Street. Broomfield hospital is located a short distance away.

GREENSWARD AGENTS NOTE



There is a large greensward adjacent to the property. Residents of Ray Mead pay an annual fee of £70.00 to South House Residents Society who are responsible for cutting the lawn and the maintenance of the trees. There are no ball games or children allowed to play on the greensward.

GARAGE AND PARKING

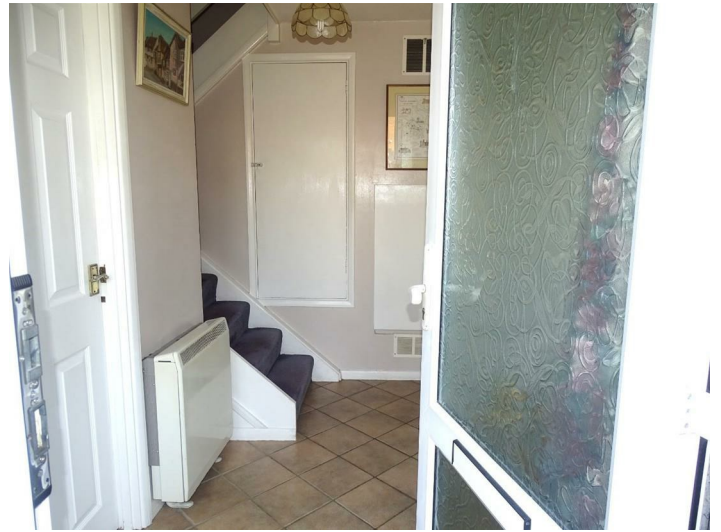


There is a brick built garage with up and door and personal door in to the rear garden. There is off road parking for one car next to the garage.

ACCOMMODATION COMPRISES

Frosted upvc double glazed entrance door to hall.

ENTRANCE HALL



Tiled flooring, night storage heater, built in store cupboard, return stairs to first floor, deep under stair storage cupboard, frosted upvc double glazed window, doors to cloakroom and dining room and doorway to kitchen.

CLOAKROOM

White suite comprising low level wc, wash hand basin, tiled flooring, wall cupboards, space for tall fridge/freezer, recess with space and plumbing for washing machine.

KITCHEN 10'4" x 6'11" (3.17 x 2.13)



Integrated appliances to remain include dish washer, electric four ring ceramic hob, oven/grill, stainless steel splash back and extractor hood above, good range of worktop space with ample drawers and cupboards below, good range of eye level cabinets, part tiled walls, tiled flooring, upvc double glazed window, wide viewing opening through to the dining room.

DINING ROOM 10'6" x 9'11" (3.21 x 3.03)



Night storage heater, upvc double glazed window with pleasant views to greensward, open aspect through to sitting room.

FURTHER VIEW



SITTING ROOM 13'9" x 10'7" (4.21 x 3.23)



Night storage heater, upvc double glazed window, upvc double glazed patio doors on to a paved patio area over looking the greensward.

ADDITIONAL VIEW



LANDING

Night storage heater, access to roof space, double airing cupboard, built in store cupboard.

BEDROOM ONE 13'9" x 10'7" (4.21 x 3.24)



Night storage heater, excellent range of fitted wardrobes and drawer units to remain, dual aspect upvc double glazed windows with views to greensward.

REVERSE VIEW



BEDROOM TWO 10'6" x 9'10" (3.21 x 3.01)

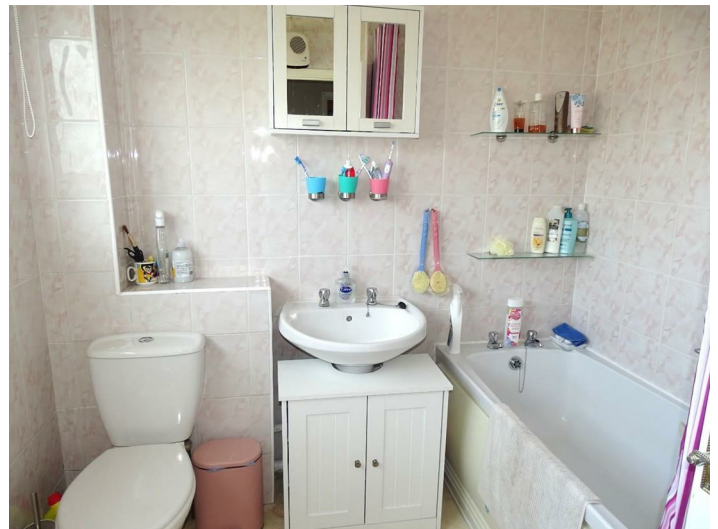


Night storage heater, upvc double glazed window with views to greensward.

BEDROOM THREE 10'5" x 7'0" (3.20 x 2.15)

Upvc double glazed window.

BATHROOM



White suite comprising panelled bath, vanity wash hand basin, low level wc, frosted upvc double glazed window, fully tiled walls, night storage heater, heated towel rail, wall mounted heater,

ATTRACTIVE LOW MAINTENANCE GARDEN



There is a southerly facing paved patio to the rear elevation with a pathway leading off. The remainder consist of a stoned bedding area and flower and shrub bed. There are three timber storage sheds to remain.

REAR ELEVATION



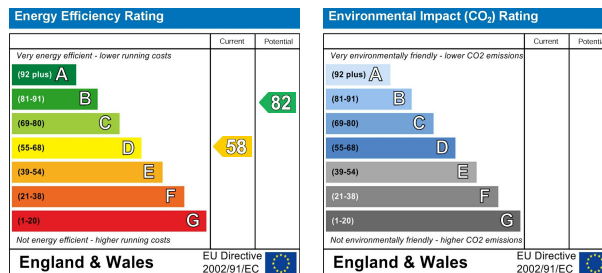
PATIO VIEWS TO GREENSWARD



There is a small paved patio with an open aspect enjoying views on to the greensward.



APPROX INTERNAL FLOOR AREA 89 SQ M (960 SQ FT) **OUTBUILDING** 14 SQ M (150 SQ FT)
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 All measurements are approximate **NOT** to be used for valuation purposes
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