



54 Cypress Drive, Chelmsford, CM2 9LU

£399,950

**** EXCELLENT ENERGY RATING OF 'A' ** SOLAR PANELS INSTALLED IN 2022 ** ELECTRIC CAR CHARGE POINT TO FRONT ELEVATION ** A THREE BEDROOM END TERRACED HOUSE OFFERING SLIGHTLY EXTENDED ACCOMMODATION WITH A SIDE EXTENSION. Ground floor: PORCH, HALL, CLOAKROOM, THROUGH LOUNGE/DINER, REFITTED KITCHEN (installed in 2022, appliances to remain include an induction hob, self clean oven/grill, extractor hood and Neff dish washer), STUDY/PLAYROOM (could be used as a bedroom if required). First floor: THREE BEDROOMS AND REFITTED BATHROOM WITH WHITE SUITE. The property has gas radiator heating and upvc double glazed windows and doors. There is driveway parking for several cars.**

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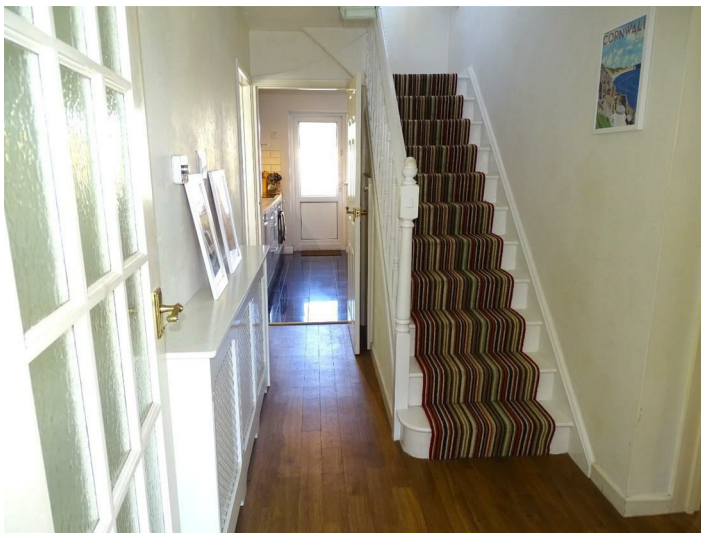
LOCALITY INFORMATION

The property is located just a short walk from good local schooling for all ages, as well as handy local shops. There are also excellent bus routes into Chelmsford City Centre which has a wide variety of shops and restaurants and the mainline railway station offering regular services to London Liverpool Street.

PORCH

Upvc entrance door to porch. Laminate flooring, upvc double glazed windows, door to cloakroom and frosted door to hall.

HALL



Laminate flooring, radiator, stairs to first floor with cupboard under, doors to lounge/diner, kitchen and study/playroom.

LOUNGE/DINER 23'9" x 11'1" to lounge area, narrows to 9'0" to d (7.24m x 3.38 to lounge area, narrows to 2.75 to di)



Feature fireplace with gas fire, two radiators, laminate flooring, upvc double glazed window to front, upvc double glazed patio doors to rear garden.

REVERSE VIEW



LOUNGE AREA



DINING AREA



REFITTED KITCHEN (installed in 2022) 9'8" x 7'8" (2.95 x 2.35)



Fitted with soft close gloss units incorporating plenty of worktop space with drawers and cupboards below, range of eye level cabinets, appliances to remain include an induction hob, self clean oven/grill, stainless steel extractor hood above and Neff dish washer. built in waste bin, part tiled walls, tiled flooring, serving hatch, recess area ideal for fridge/freezer, upvc double glazed window and upvc part double glazed door to rear garden.

FURTHER VIEW



STUDY/PLAYROOM (could be used as a bedroom if requ 9'3" x 8'10" (2.83 x 2.70)



Radiator, laminate flooring, two upvc double glazed windows.

CLOAKROOM



White suite comprising low level wc, wash hand basin, radiator, upvc double glazed window.

LANDING

Access to roof space, laminate flooring, upvc double glazed window.

BEDROOM ONE 11'10" x 10'7" including wardrobes (3.63 x 3.23 including wardrobes)



Range of part mirrored wardrobes to one wall, radiator, upvc double glazed window.

BEDROOM TWO 10'6" x 9'11" (3.22 x 3.03)

Radiator, upvc double glazed window.

BEDROOM THREE 8'10" maximum x 6'4" maximum (2.71 maximum x 1.95 maximum)

Radiator, useful deep over stair storage cupboard, upvc double glazed window.

REFITTED BATHROOM (installed 2022)



White suite comprising shower bath with tiled wall surround, vanity wash hand basin with drawers below, low level wc, tiled flooring, chrome heated towel rail, cupboard housing gas combination boiler (installed 2017), upvc double glazed window.

DRIVEWAY PARKING TO FRONT

There is brick paved driveway parking for several cars to the front. There is an electric car charger to the front

elevation. Wrought iron gate to side allows access through to the rear garden.

REAR GARDEN

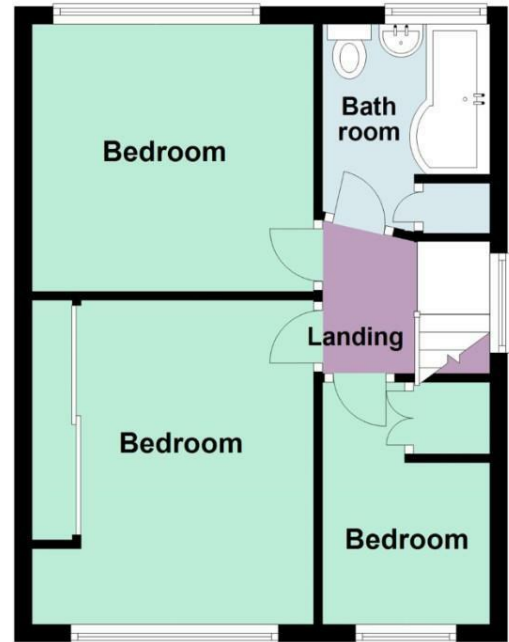


The garden is neatly landscaped with a paved patio to the rear elevation and a useful paved area to the side used for shed standing. The remainder of the garden has stoned bedding with inset shrubs and flower and shrub borders and is enclosed by fenced boundaries.

Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 85 SQ M (910 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) A		98	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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