



34 Timsons Lane, Chelmsford, CM2 6AG

£380,000

A rarely available three bedroom end terraced family home situated in a quiet cul de sac position off Springfield Road. The property enjoys a good size rear garden which backs on to Coronation Park and has ample scope for extensions to the side and rear elevations (stpp). Ground floor: GOOD SIZE L-SHAPED HALL, CLOAKROOM, SPACIOUS LOUNGE/DINER, 13'11 KITCHEN, CONSERVATORY (constructed 2011). First floor: THREE GOOD SIZE BEDROOMS, FAMILY BATHROOM AND SEPARATE WC. There is gas radiator heating and upvc double glazed windows and doors.

01245 266765



#### LOCALITY INFORMATION

The property is situated close to Springfield Road which offers regular bus services in to Chelmsford city centre which has an excellent range of shopping and recreational facilities and the mainline railway station to London Liverpool Street. The A12 and Aldi superstore are a couple of minutes drive away. The Endeavor and Harvester Plough Public Houses/Restaurants are a short walk away on Springfield Road. There are excellent schools in close proximity.

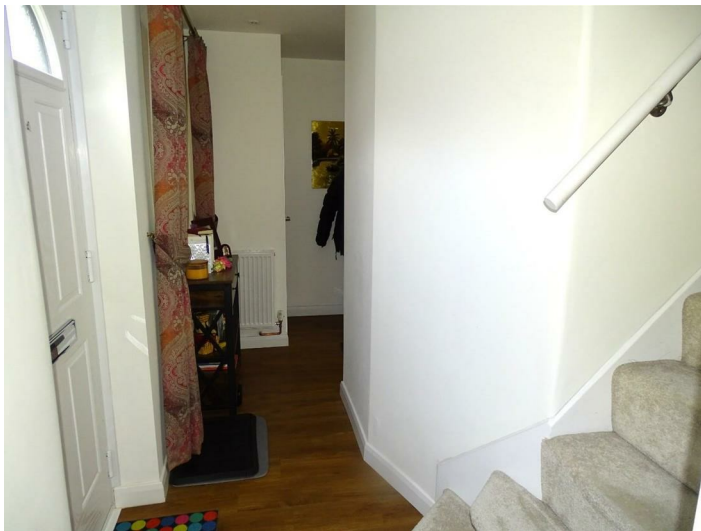
#### CORONATION PARK VIEW FROM BEDROOM THREE WINDOW

There are pleasant views to Coronation park beyond the rear garden.

#### ACCOMMODATION COMPRISES

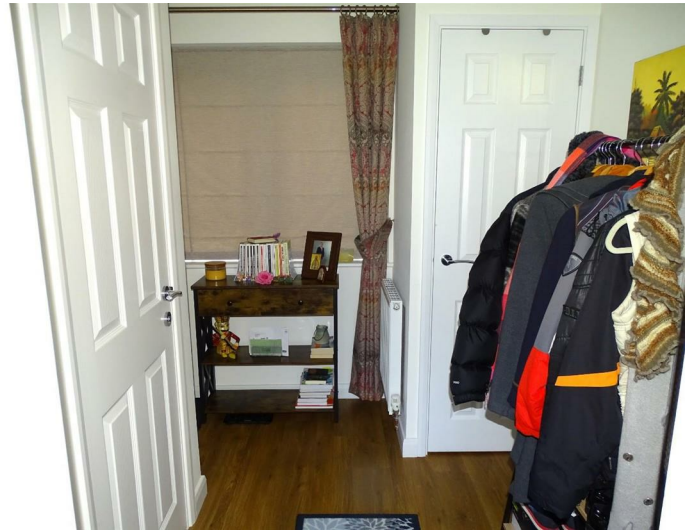
Composite entrance door with frosted double glazed half moon window to hall.

#### GOOD SIZE L-SHAPED ENTRANCE HALL



Radiator, laminate flooring, upvc double glazed window, four inset ceiling spot lights, built in cloak cupboard with personal light, stairs to first floor, doorways to lounge/diner and kitchen.

#### ADDITIONAL VIEW



#### CLOAKROOM



White suite comprising vanity wash hand basin with attractive tiled splashbacks, low level, chrome heated towel rail.

SPACIOUS LOUNGE/DINER 17'8" x 11'0" (5.40 x 3.36)



The focal point of the room is the feature stone fireplace with gas log effect gas fire, radiator, luxury vinyl tile flooring, upvc double glazed window to front, doorway to kitchen and wide opening to conservatory.

FURTHER VIEW



FEATURE STONE FIREPLACE



CONSERVATORY 11'2" x 9'0" (3.41 x 2.75)



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



KITCHEN 13'11" maximum x 9'4" (4.25 maximum x 2.87)



Good range of wooden butchers block style worktop space with drawers and cupboards below, butler sink, eye level cabinets, inset four ring ceramic hob, oven/grill, stainless steel extractor hood above, space for American style fridge/freezer, tiled flooring, radiator, five inset ceiling spot lights, built in larder cupboard personal with light, upvc double glazed window to rear, frosted upvc double glazed door to rear garden.

BREAKFAST AREA

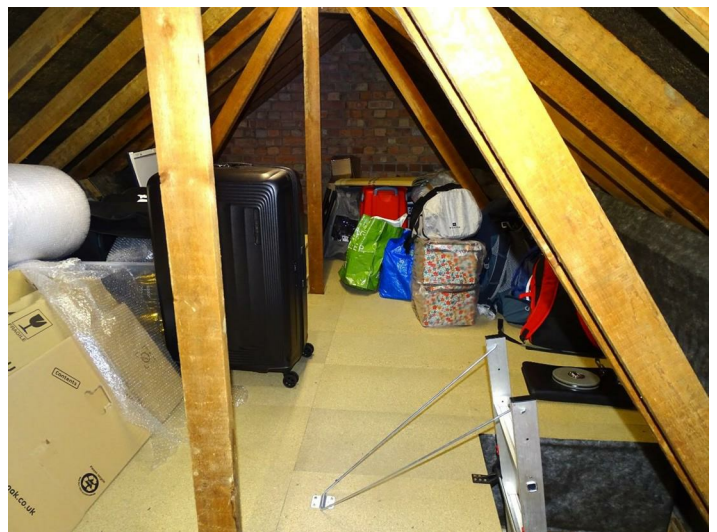


LANDING



Access to roof space, cupboard housing Vaillant gas wall mounted boiler.

BOARDED AND INSULATED ROOF SPACE



The loft is fully boarded and insulated with power and light connected and a retractable ladder.

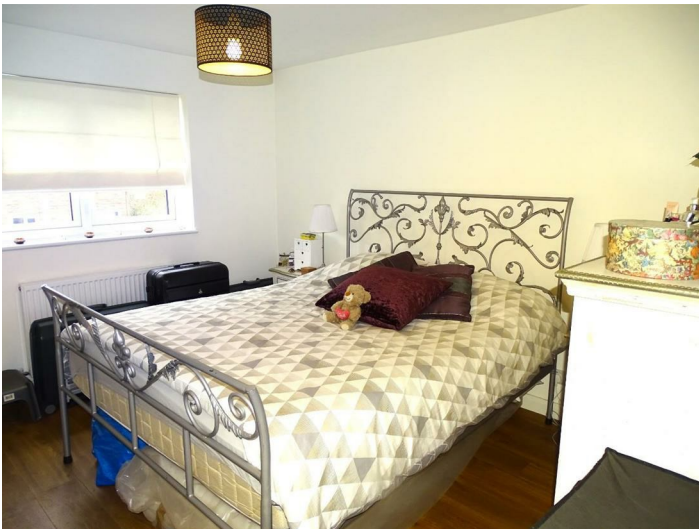
FURTHER VIEW



SPACE FOR FREESTANDING WARDROBES



BEDROOM ONE 11'10" x 10'8" (3.62 x 3.27)



Radiator, luxury vinyl tile flooring, upvc double glazed window to front.

BEDROOM TWO 10'11" x 10'6" (3.34 x 3.22)



Radiator, luxury vinyl tile flooring, built in shelved storage cupboard, upvc double glazed window to front.



### BEDROOM THREE 8'0" x 7'10" (2.44 x 2.40)



Radiator, luxury vinyl tile flooring, built in shelved cupboard, upvc double glazed window to rear with views to Coronation Park.

### BATHROOM



White suite comprising panelled shower bath with shower screen door and shower attached, pedestal wash hand basin, fully tiled walls, tiled flooring, chrome heated towel rail, four inset ceiling spot lights, frosted upvc double glazed window to rear.

### SEPARATE WC



White low level wc, tiled flooring, fully tiled walls, frosted upvc double glazed window to rear.

### OUTSIDE

There is an open plan front garden which is laid to lawn. Side gate access to rear garden.

### DRIVEWAY PARKING

There is off road driveway parking for two cars to the side of the property.

### GOOD SIZE REAR GARDEN

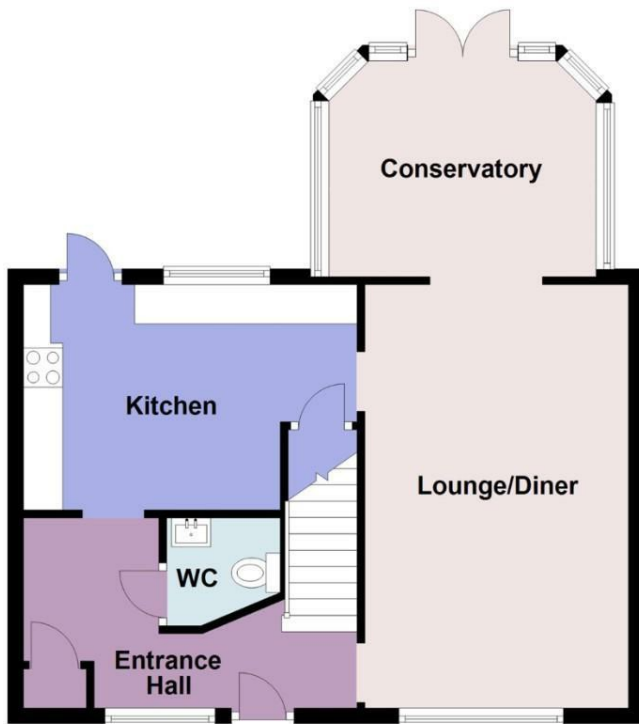


The garden is mainly laid to lawn. There are decking patios and a stoned bedding area. There are shrub borders and fenced boundaries and hedgerow to rear boundary.

REAR ELEVATION

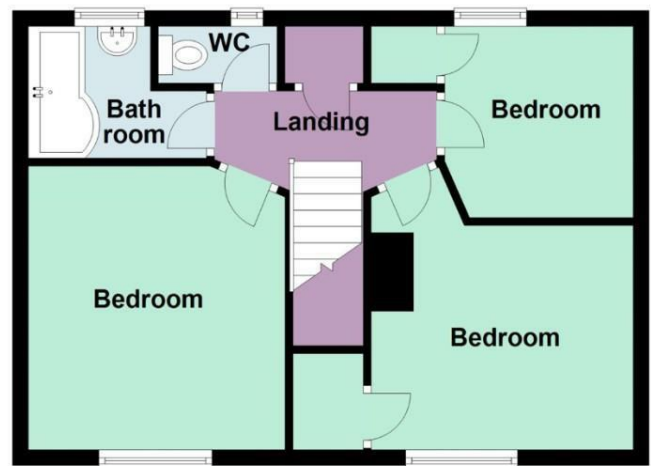


## Ground Floor



Leonard  
gray  
ESTATE AGENTS

## First Floor



**APPROX INTERNAL FLOOR AREA 93 SQ M (1000 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  
Copyright Leonard Gray 2024

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		
	70	82
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	

DISCLAIMER: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. At Leonard Gray, we aim to ensure our sales particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, are not necessarily precise. Fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.