



15 Harewood Road, Chelmsford, CM1 3DQ

£300,000

* NO ONWARD CHAIN * * SEE AGENTS NOTE * Leonard Gray Estate Agents are delighted to offer this THREE BEDROOM SEMI-DETACHED HOUSE, offering a GOOD SIZE KITCHEN/BREAKFAST ROOM, LOUNGE and STUDY SPACE to the ground floor. The property also boasts a GOOD SIZE GARDEN to the rear, gas central heating and double glazed windows, as well as DRIVEWAY PARKING for one large vehicle. Both PRIMARY AND SECONDARY SCHOOLING is located within convenient walking distance.

LOCALITY INFORMATION

In addition to being positioned close to local amenities and schooling, there is good road access to Chelmsford City Centre; which enjoys the mainline Railway Station to London, numerous restaurants, bars, cinemas and a wide variety of recreational and retail outlets, including a John Lewis department store, located in the recently constructed Bond Street quarter.

ACCOMMODATION COMMENCES

Brick built porch, measuring 1.8m x 1.5m with part double glazed upvc entrance door, decorative circular single glazed window to side, and single pane fluted glass door with accompanying panel to Lounge.

LOUNGE 18'11" (maximum)x 13'1" (5.77 (maximum)x 4.00)



Double glazed upvc bay window to front, stairs rising to first floor with under stair cupboard, concertina door to Study and fluted glass door to Kitchen, electric coal effect fire with attractive surround and stone hearth, two radiators, wall lights.

FURTHER VIEW



KITCHEN/BREAKFAST ROOM 12'7" x 13'8" (maximum) (3.84 x 4.18 (maximum))



Fitted with a range of base and eye level units, with complementary rolled edge worktops with one-and-a-half sink and drainer unit. Space for freestanding oven and hob with extractor over, space for fridge-freezer, and washing machine to remain. Double glazed upvc sliding doors to rear patio, double glazed upvc window to side (replaced in 2025), radiator.

DOORS TO REAR GARDEN



STUDY 8'0" x 5'11" (2.45 x 1.81)



Radiator and wall light, glass block panel and arched entryway to small rear lobby, housing wall mounted Worcester gas boiler, ornamental single glazed door to rear garden.

LANDING

Obscured double glazed upvc window to side, doors to all Bedrooms, Bathroom and airing cupboard housing hot water tank. A ceiling hatch provides access to the loft, which we understand is laddered and insulated, but not boarded.

BEDROOM ONE 11'1" x 12'10" (maximum) (3.38 x 3.93 (maximum))



Double glazed upvc window to front, radiator, built in wardrobe with louvre doors.

BUILT IN WARDROBE



BEDROOM TWO 12'10" x 10'0" (maximum) (3.92 x 3.05 (maximum))



Double glazed upvc window to rear, radiator, built in wardrobe with fluted glass door.

REVERSE VIEW



USEFUL STORAGE SHELVING



BEDROOM THREE 8'3" x 8'2" (maximum) (2.53 x 2.50 (maximum))



Double glazed upvc window to front, radiator, functional shelving unit incorporating small stair bulkhead.

BATHROOM 7'4" x 5'6" (2.26 x 1.68)



Fitted with a white suite comprising; panel bath with scalloped edging and electric shower over, pedestal wash basin and low level WC. Obscured double glazed windows to rear and side, fully tiled walls and ceiling.

FITTED WITH ELECTRIC SHOWER



REAR ELEVATION



OUTSIDE



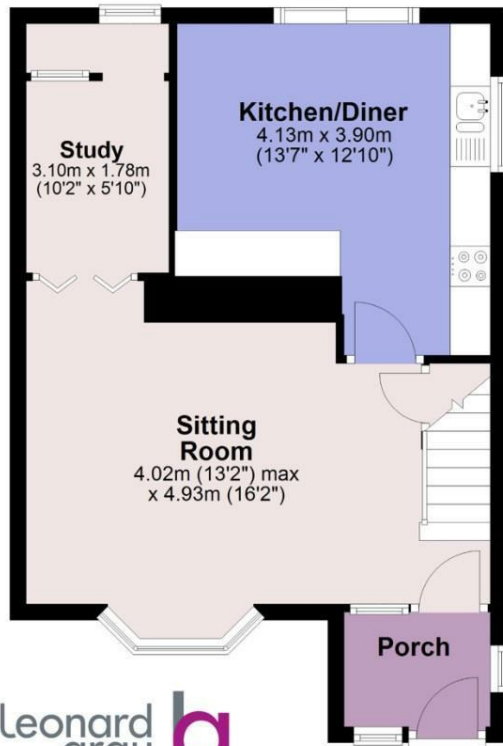
AGENTS NOTE

We understand that properties in this area are of non-traditional Laing Easiform construction - although this is not assumed to be problematic, all potential purchasers are encouraged to consult with a mortgage broker prior to offering.

The frontage of the property comprises; a hardstanding driveway, with the remainder being laid to lawn and a low concrete wall. A wrought iron gate provides access to a side passage leading to the rear garden.

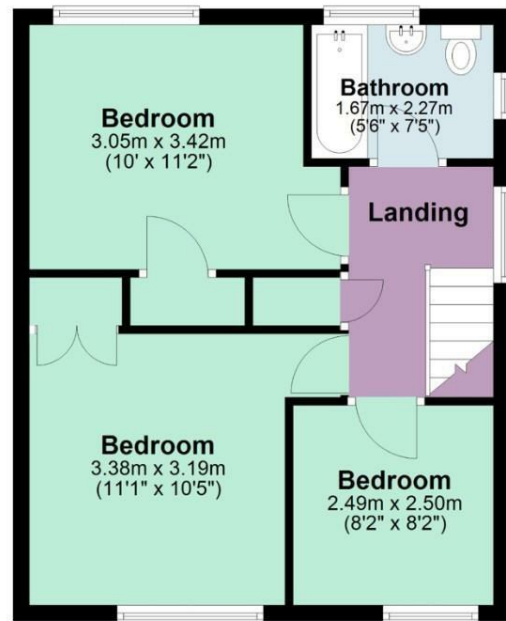
The east facing garden commences with a small patio area, with water tap and small storage structure, leading to a central path terminating at a further patio area. We understand that this area was a former plunge pool, which was filled in prior to current ownership. The remainder is mainly laid to lawn with some mature trees throughout.

Ground Floor

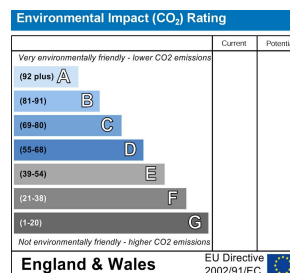
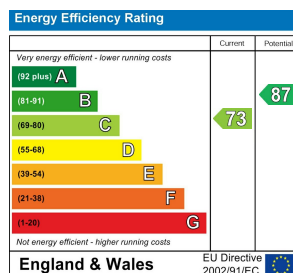


Leonard gray
ESTATE AGENTS

First Floor



APPROX INTERNAL FLOOR AREA 87 SQ M (930 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 2025



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.