



84 Waterson Vale, Chelmsford, CM2 9PB

£635,000

**** WALK TO CITY CENTRE AND MAINLINE RAILWAY STATION TO LONDON LIVERPOOL STREET - EASY ACCESS TO A12 **** A well proportioned and well planned FOUR BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN MODERNISED SINCE IT'S ORIGINAL CONSTRUCTION. Ground floor: INVITING HALL, CLOAKROOM, SPACIOUS SITTING ROOM WITH WIDE ARCHWAY TO DINING ROOM, GOOD SIZE CONSERVATORY, LARGE REFITTED KITCHEN. First floor: AMPLE LANDING AREA, FOUR BEDROOMS, ENSUITE SHOWER ROOM TO MASTER BEDROOM AND REFITTED MODERN FAMILY BATHROOM. The property has gas radiator heating, upvc double glazing, driveway parking and a neatly landscaped manageable rear garden.

LOCALITY INFORMATION

The property is within walking distance of the city centre and the mainline railway station to London Liverpool Street. The city centre enjoys a vibrant atmosphere with a wide range of shopping and recreational facilities, bars and restaurants. There are excellent road links to the A12, M25 and Stansted airport.

ACCOMMODATION COMPRISES

Frosted part double glazed entrance door to inviting hall.

INVITING HALL



Radiator, laminate flooring, stairs to first floor, doors to sitting room, kitchen, cloakroom and garage.

CLOAKROOM



White suite comprising low level wc, wash hand basin, chrome heated towel rail, tiled flooring and fully tiled walls.

SITTING ROOM 17'6 x 9'9 (5.33m x 2.97m)



Radiator, laminate flooring, upvc double glazed window to front.

ADDITIONAL VIEW



DINING ROOM 10'6 x 10'4 (3.20m x 3.15m)



Radiator, laminate flooring, upvc double glazed windows to rear and French doors to conservatory, door to kitchen.

CONSERVATORY 12'2 x 9'9 (3.71m x 2.97m)



Brick built under a pitched roof with upvc double glazed windows and fan lights, tiled flooring with under floor heating, upvc double glazed French doors to rear garden.

LARGE REFITTED KITCHEN 14'4 x 12'8 maximum (4.37m x 3.86m maximum)



A comprehensive range of worktop space incorporating ample drawers and cupboards below, good range of eye level cabinets, two tall storage cupboards, inset four ring electric hob, oev/grill and stainless steel extractor above with stainless steel splashback below, numerous inset ceiling spot lights, space for American style fridge/freezer, upvc double glazed window to rear, tiled flooring, radiator, water softener, door to hall and frosted part double glazed door to side access.

REVERSE VIEW



FURTHER VIEW



BEDROOM ONE 16'5 x 10'6 (5.00m x 3.20m)



AMPLE LANDING AREA



Airing cupboard, access to roof space which we believe to be is mostly boarded.

Radiator, built in triple and double wardrobes, upvc double glazed window to front with pleasant views beyond.

BUILT IN WARDROBES



REFITTED EN SUITE SHOWER ROOM



White suite comprising low level wc, vanity wash hand basin, shower unit, tiled flooring, fully tiled walls, frosted upvc double glazed window to front.

PLEASANT VIEW TO FRONT



BEDROOM TWO 12'5 x 11 (3.78m x 3.35m)



Radiator, built in triple wardrobes, upvc double glazed window to front.

BUILT IN TRIPLE WARDROBES



BEDROOM THREE 9'3 x 9'6 maximum (2.82m x 2.90m maximum)



Radiator, upvc double glazed window to rear.

FURTHER VIEW

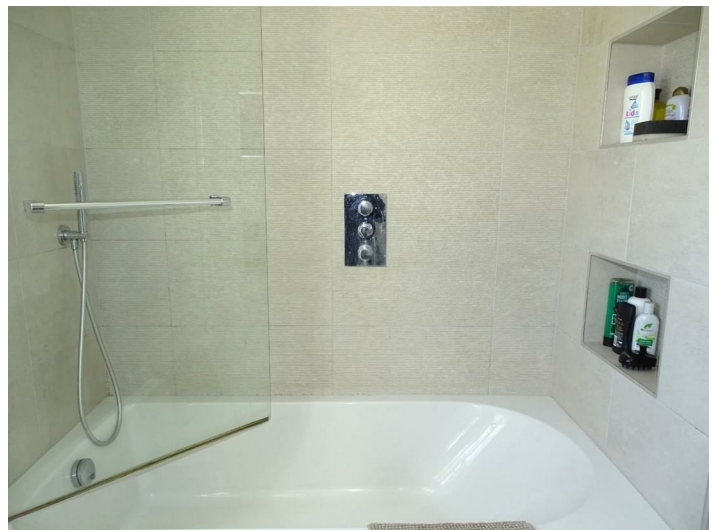


BEDROOM FOUR 10'10 maximum x 8'2 (3.30m maximum x 2.49m)



Radiator, upvc double glazed window to rear.

REFITTED MODERN FAMILY BATHROOM 6'10 x 5'11 (2.08m x 1.80m)



White suite comprising panalled bath with shower screen door and two vanity recesses to wall above, vanity wash hand basin, low level wc, porcelain tiled flooring, chrome heated towel rail, fully tiled walls, inset ceiling spot lights, frosted upvc double glazed window to rear.

ADDITIONAL VIEW



FURTHER VIEW



FRONT GARDEN

The front garden is laid to lawn with shrubs and enclosed by hedgerow. There is side gate access through to the rear garden.

DRIVEWAY AND GARAGE

A brick paved driveway leads to the integral garage with an up and over door, power and light within, wall mounted gas boiler, personal door to hall.

NEATLY LANDSCAPED REAR GARDEN



The rear garden has been neatly landscaped with a paved patio to the rear elevation with steps leading up to a further raised patio the lower right hand corner. The remainder is laid to lawn and there are walled and fenced boundaries.

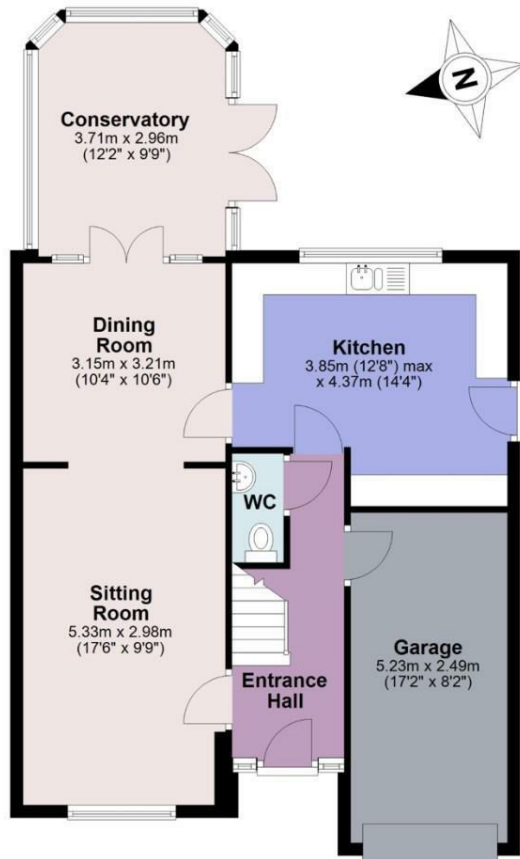
FEATURE RAISED CORNER PATIO



REAR ELEVATION

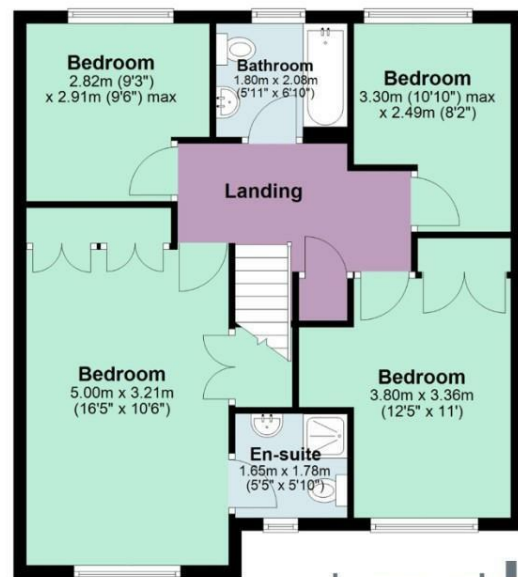


Ground Floor

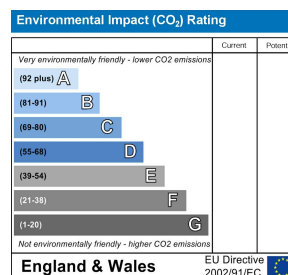
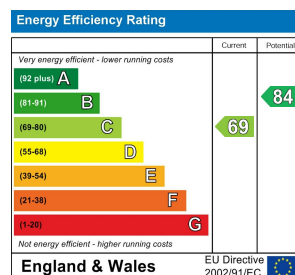


APPROX INTERNAL FLOOR AREA 137 SQ M (1470 SQ FT)
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All measurements are approximate
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First Floor



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ESTATE AGENTS



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