

41 Sixth Avenue, Chelmsford, CM1 4ED

£570,000

**\*\* WALK TO STATION AND CITY CENTRE - EXCELLENT SCHOOLS IN CLOSE PROXIMITY - LONG BEAUTIFULLY LANDSCAPED REAR GARDEN \*\*** A significantly extended THREE DOUBLE BEDROOMED semi detached family home situated in one of the sought after Avenues off Broomfield Road. Ground floor: HALL , CLOAKROOM, SITTING ROOM, DINING ROOM WITH OPEN ASPECT TO KITCHEN/BREAKFAST ROOM AND ADJOINING UTILITY AREA. First floor: LANDING, THREE DOUBLE BEDROOMS, MODERN FAMILY BATHROOM (refitted in 2021). The property has gas radiator heating, upvc double glazing, driveway parking to front and permit parking to the road.



#### LOCALITY INFORMATION

The property is located to the north side of the city and is within walking distance of a local shopping parade with a Tesco store and chemist. There are frequent bus services on Broomfield Road in to the city centre which has an excellent range of bars, restaurants and shopping facilities and the mainline railway station to London Liverpool Street. There are local schools in close proximity which include the King Edward Grammar for boys, Chelmsford County High school for girls and St John Payne Catholic.

#### ACCOMMODATION COMPRISES

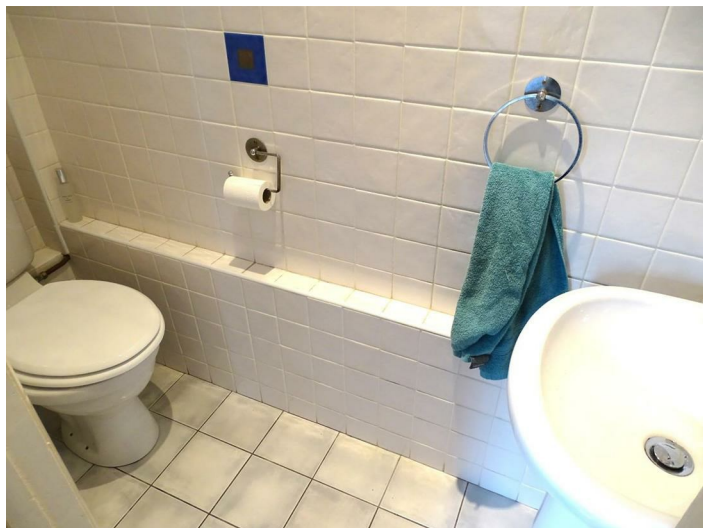
Composite entrance door with two attractive frosted double glazed windows to hall.

#### ENTRANCE HALL



Parquet flooring, radiator, stairs to first floor, built in cupboard with cupboard above, doors to sitting room, dining room and cloakroom.

#### CLOAKROOM



White suite comprising low level wc, pedestal wash hand basin, fully tiled walls, tiled flooring, small frosted window.

#### SITTING ROOM 13'8 x 13'5 (4.17m x 4.09m)



Feature tiled fireplace, radiator, wall light points, upvc double glazed window to front.

#### REVERSE VIEW



DINING ROOM 13'10 x 10'10 (4.22m x 3.30m)



Radiator, laminate flooring, fitted cupboards and shelves to recess, under stair cupboard, open aspect through to the kitchen/breakfast room.

#### ADDITIONAL VIEW



KITCHEN BREAKFAST ROOM 16'5 x 8'11 (5.00m x 2.72m)



Designed in a shaker style and comprises plenty of solid wood worktop space with drawers and cupboards below, range of eye level cabinets with crockery display, stainless steel gas four ring hob, electric oven/grill, extractor hood above, tiled flooring, part tiled walls, radiator, upvc double glazed window to rear and upvc double glazed French doors to rear garden.

#### BREAKFAST AREA





UTILITY AREA 6'4 x 6'2 (1.93m x 1.88m)



Tall storage cupboard, solid wood worktops with space below for white good, space for tall fridge/freezer, part tiled walls, upvc double glazed window to side.

LANDING



Laminate flooring, access to boarded roof space via a modern loft ladder.

BEDROOM ONE 13'5 x 10'11 (4.09m x 3.33m)



Radiator, fitted wardrobes and wall cupboards, upvc double glazed window to front.

FURTHER VIEW



BEDROOM TWO 17' x 9'10 (5.18m x 3.00m)



Radiator, laminate flooring, cupboard housing Baxi combination gas boiler (installed in 2021), upvc double glazed window to rear.

REVERSE VIEW



BEDROOM THREE 17 x 8 maximum (5.18m x 2.44m maximum)



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

REVERSE VIEW





### MODERN FAMILY BATHROOM (refitted in 2021) 8 x 5'10 (2.44m x 1.78m)



White suite comprising panelled bath with shower over and screen door, vanity wash hand basin, low level wc with concealed cistern, tiled flooring, fully tiled walls, chrome heated towel rail, four inset ceiling spot lights, frosted upvc double glazed window to rear.

### ADDITIONAL VIEW



### DRIVEWAY AND FRONT GARDEN

The front garden is completely brick paved and provides off road parking. There is a low wall to the front boundary and side gate access through to the rear garden.

### LONG REAR GARDEN



The garden commences with a paved patio to the rear elevation. The remainder is mainly laid to lawn with shrubs and trees borders and an attractive feature rockery and fish pond.

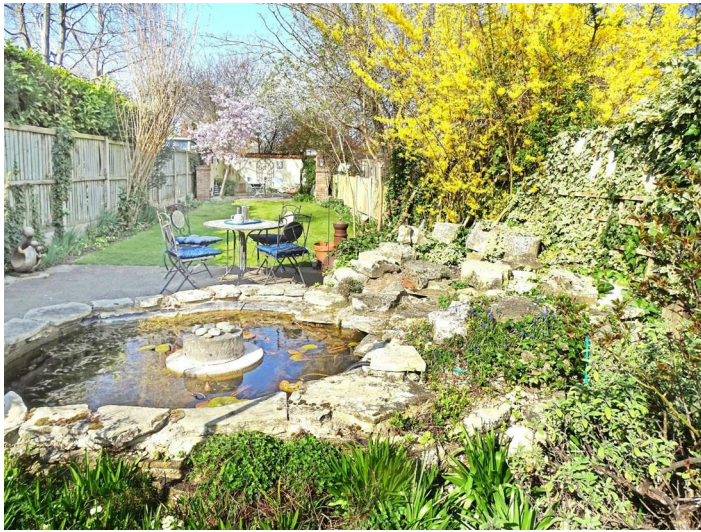
### SUMMER HOUSE AND POTTING SHED



A timber constructed summerhouse to remain.



FEATURE ROCKERY AND FISH POND



MEDITERRANEAN STYLE PATIO TO LOWER GARDEN AREA



LOWER GARDEN AREA

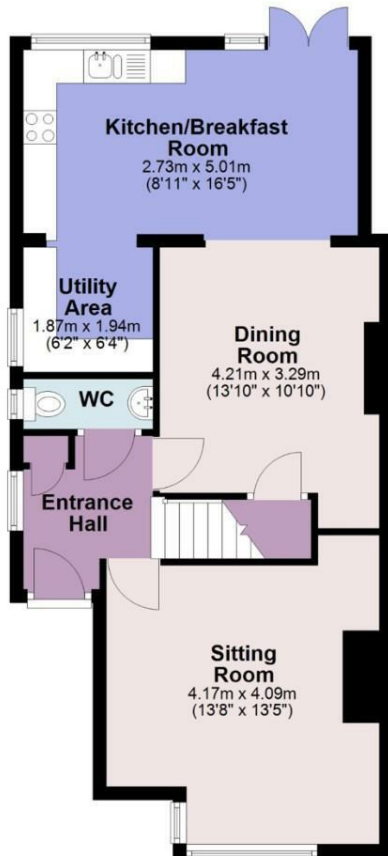


There is a delightful paved patio to the lower garden area which is pleasantly secluded by high walling.

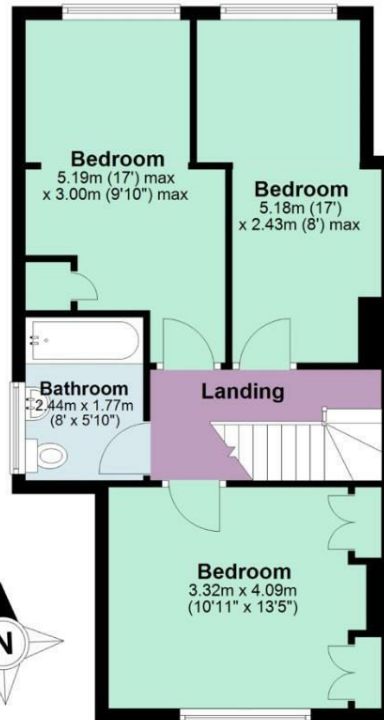
VIEW FROM LOWER GARDEN AREA



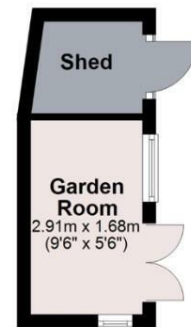
## Ground Floor



## First Floor

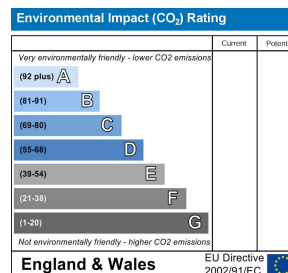
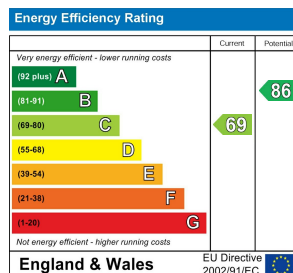


## Outbuilding



Leonard gray   
ESTATE AGENTS

**APPROX INTERNAL FLOOR AREA**  
109 SQ M (1170 SQ FT)  
**OUTBUILDING** 7 SQ M (80 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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