



70 Cherwell Drive, Chelmsford, CM1 2JL

£374,999

\*\*\* EXTENDED AND MODERNISED \*\*\* GROUND FLOOR OFFICE ROOM \*\*\* VIEWING EVENT ON 17th & 18th MAY, WITH EVENING APPOINTMENTS AVAILABLE 19th & 20th MAY \*\*\* SEE AGENT'S NOTE \*\*\* Leonard Gray Estate Agents are pleased to present this THREE BEDROOM FAMILY home which has undergone EXTENSIVE RENOVATION IN RECENT YEARS, to include a LARGE MODERN KITCHEN WITH SKYLIGHT to the rear, plus a DEDICATED HOME OFFICE. To the first floor is a BATHROOM WITH SEPERATE WC and THREE BEDROOMS. This property also benefits from a GROUND FLOOR WC, plus GENEROUS DRIVEWAY PARKING to BOTH THE FRONT AND REAR.



#### LOCALITY INFORMATION

In addition to being positioned close to local amenities, beautiful countryside, and great schooling - namely Lawford Mead Primary & Nursery School, Newlands Spring Primary & Nursery School (a feeder school for Chelmer Valley High School) as well as St John Payne Secondary School, and with well renowned grammar schools for girls and boys nearby - there is also good road access to Chelmsford City Centre via a nearby bus stop, or by car. The centre 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

UPVC half-moon double glazed door into hallway, which is open aspect to the Lounge/Dinner and with stairs rising to the first floor, three inset ceiling spotlights, and door to Kitchen.

#### LOUNGE/DINER 12'1" x 8'11" (3.70 x 2.74)



Large UPVC double glazed windows to front, two contemporary radiators, vinyl flooring to dining area, ceiling lights and additional wall lights to Lounge area.

#### KITCHEN 18'0" (max) x 12'6" (max) (5.50 (max) x 3.83 (max))



Extended and refitted in 2021 with a matching range of modern base and eye level units with marble effect worktops, plus breakfast bar peninsula. The kitchen includes a sleek stainless steel one-and-a-half sink and drainer unit, space for an American-style fridge-freezer, inset electric induction hob with modern extractor above, high level double oven and microwave, integrated large capacity dishwasher and full height utility cupboards featuring a built in washer-dryer, laundry hampers and additional storage. There is an impressive lantern-style skylight, a UPVC double glazed widow to rear and double glazed UPVC sliding doors to the patio. The layout is open aspect to a small lobby area leading to the ground floor cloakroom and home office.

#### FURTHER VIEW



PENINSULA BREAKFAST BAR



HOME OFFICE 8'11" (into recess) x 7'0" (2.74 (into recess) x 2.14)



GROUND FLOOR CLOAKROOM



Built in concealed cistern WC and basin unit, stone splashback, wall mounted high level heated towel rail, extractor fan.

Double glazed UPVC window to rear garden, built in desk space, ceiling light.

FIRST FLOOR LANDING

Doors to Bathroom and separate WC, doors to all Bedrooms, built in storage cupboard, a ceiling hatch provides access to the loft, which is part-boarded and insulated, but not laddered.

BEDROOM ONE 9'0" x 14'9" (2.75 x 4.51)



Two double glazed UPVC windows to front, radiator, built in open wardrobe and shelving area.



ADDITIONAL VIEW



BEDROOM THREE 10'6" x 6'6" (3.22 x 1.99)



BEDROOM TWO 6'8" x 10'10" (2.04 x 3.31 )



Double glazed UPVC window to rear, radiator, built in wardrobe and built in shelving.

Double glazed UPVC window to front, built in open wardrobe, radiator.

BATHROOM



Refitted in 2021, with a distinctively shaped corner bath with shower attachment, plus rainfall shower overhead, wall mounted ceramic basin incorporating a shelving area. Obscured double glazed UPVC window to rear, modern statement tiles to walls and floor, wall mounted heated towel rail and built in storage/airing cupboard. Please note there is no WC in the bathroom.

## SEPERATE WC



Also refitted in 2021 with modern wall mounted basin and concealed cistern WC, with open shelving above, heated towel rail, obscured double glazed UPVC window to rear.

## OUTSIDE



To the front of the property is an attractive garden, which is mostly laid to lawn with a low wall and flowerbed to front. Additionally there is tandem driveway parking for two vehicles.

At the rear is an attractive landscaped rear garden, commencing with a patio featuring a hot tub (under separate negotiation) and water tap, leading to a grassy area flanked by a stone pathway and planting borders. To the rear of the garden is a further patio area, currently laid with artificial grass, which leads to a shed and additional storage area. At the foot of the garden is an area of hardstanding which provides gated parking for two vehicles, if required.

## REAR GARDEN

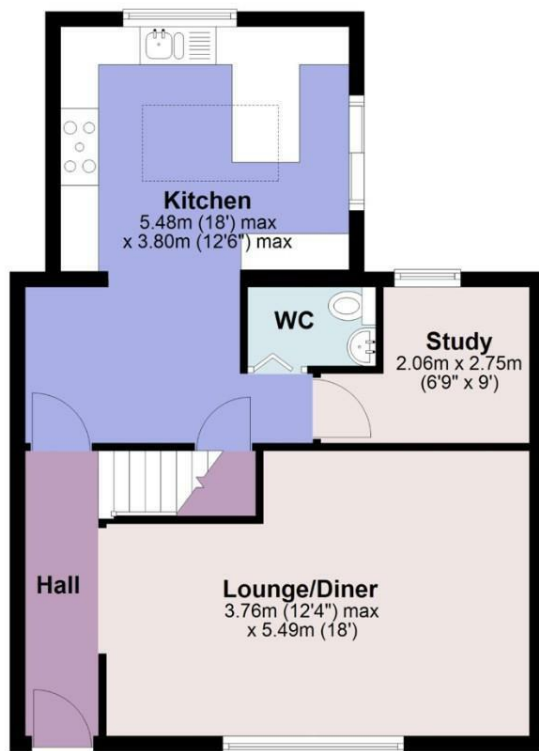


## AGENT'S NOTE

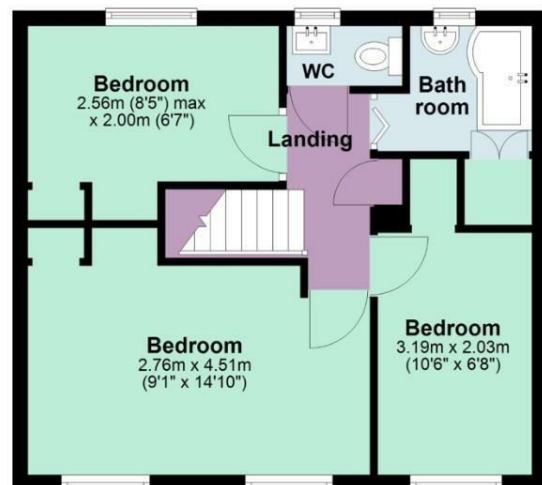
We understand that planning permission for the addition of a porch to the front elevation was granted circa 5 years ago. Therefore, any potential purchaser could still carry out this work if desired.



## Ground Floor



## First Floor

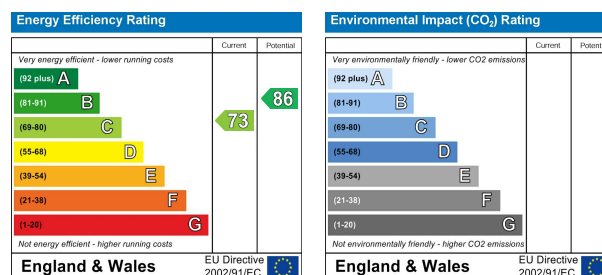


APPROX INTERNAL FLOOR AREA 92 SQ M (990 SQ FT)

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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