

52 Widford Road, Chelmsford, CM2 8SY

£358,500

*** NO ONWARD CHAIN - NEW TILES AND FELTING TO ROOF REPLACED IN FEBRUARY 2024 - FLAT ROOF TO EXTENSION ALSO REPLACED IN FEBRUARY 2024 - MANAGEABLE GARDEN AND PARKING FOR ONE CAR - DESIRABLE ROAD CLOSE TO CHELMSFORD GOLF CLUB *** A chance to acquire an attractive older style THREE BEDROOM semi detached home which has been extremely well modernised throughout. It retains authentic features which include high ceilings. Ground floor: HALL, SITTING ROOM, REFITTED L-SHAPED KITCHEN/DINER, BATHROOM WITH WHITE SUITE. First floor: THREE BEDROOMS. It has gas radiator heating and upvc double glazed windows (bespoke shutters).

01245 266765

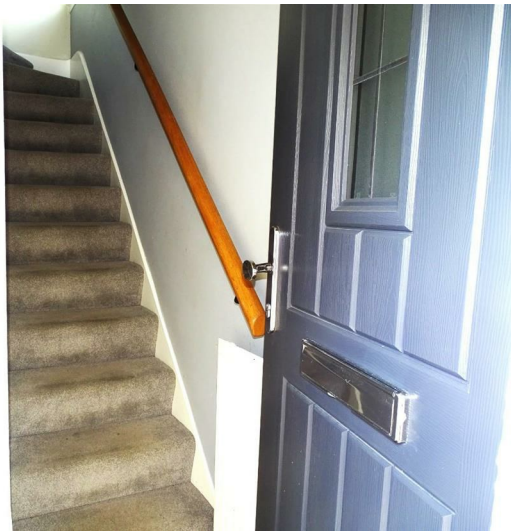
LOCALITY INFORMATION

The property offers easy access to the A12 and A414. There are retail outlets in close proximity. The picturesque village of Writtle with duck and green is a short drive away. Chelmsford Golf Club is located off Widford Road. There are bus services close by which give access in to Chelmsford city centre which has the mainline railway station London and a wealth of shopping and recreational facilities which include the well renowned Bond Street shopping quarter, John Lewis store and Riverside leisure centre.

ACCOMMODATION COMPRISES

Composite entrance door with frosted leaded light window to hall.

ENTRANCE HALL



Radiator, laminate flooring, stairs to first floor, door to sitting room.

SITTING ROOM 13'4" x 12'8" (4.08 x 3.88)



The focal point of the room is the feature cast iron fireplace with tiled inset and hearth, shelves to recess and

arched alcove, radiator, laminate flooring, upvc double glazed window to front with bespoke shutters.

FURTHER VIEW



REFITTED L-SHAPED KITCHEN/DINER 16'9" maximum x 15'2" maximum (5.13 maximum x 4.63 maximum)



Very good range of worktop space with soft close drawers and cupboards, excellent range of eye level cabinets with personal lighting below and crockery display cabinet with lighting, oven/grill, stainless steel gas four ring hob and extractor hood above, cupboard housing the Vaillant combination gas boiler, three person breakfast bar with radiator below, further radiator to dining area, tiled flooring, upvc double glazed window to side, upvc double glazed doors lead to the rear garden decking area, door to bathroom.

MAIN KITCHEN AREA



WHITE SUITE BATHROOM



BREAKFAST AREA



White suite comprising shower bath with shower screen door, pedestal wash hand basin, low level wc, tiled flooring, heated towel rail, frosted upvc double glazed window to side.

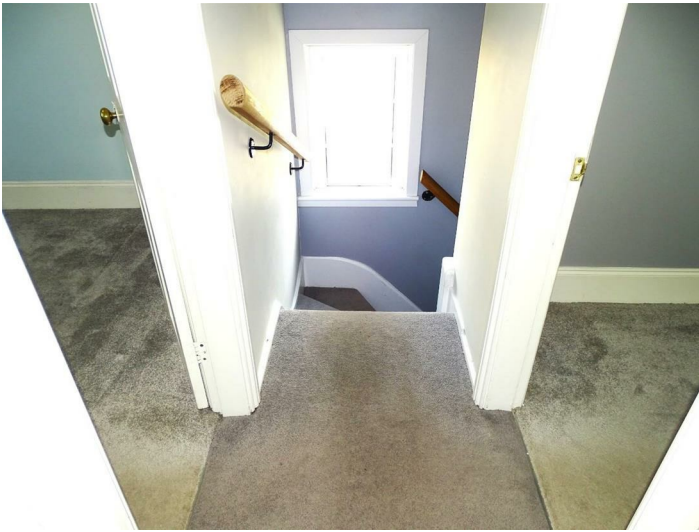
ADDITIONAL VIEW



DINING AREA



LANDING



Access to roof space, upvc double glazed window to side, doors with knob fittings to bedrooms.

BEDROOM ONE 13'11" maximum narrows to 11'4" x 8'10" (4.26 maximum narrows to 3.47 x 2.71)



Radiator, upvc double glazed window to front with bespoke shutters.

REVERSE VIEW



BEDROOM TWO 12'11" x 7'5" (3.94m x 2.28)



Radiator, built double wardrobe, upvc double glazed window to rear with bespoke shutters.

REVERSE VIEW



BEDROOM THREE 10'0" x 7'6" (3.07 x 2.30)



Radiator, upvc double glazed window to rear with bespoke shutters.

OUTSIDE/PARKING

There is an off road parking space to the right hand side of the property. There is potential for a further parking space if required. Side gate through to the rear garden.

L-SHAPED REAR GARDEN



There is a pleasant decking patio to the rear elevation, a small lawned area and side garden area. It is enclosed by fenced boundaries.

FEATURE DECKING AREA



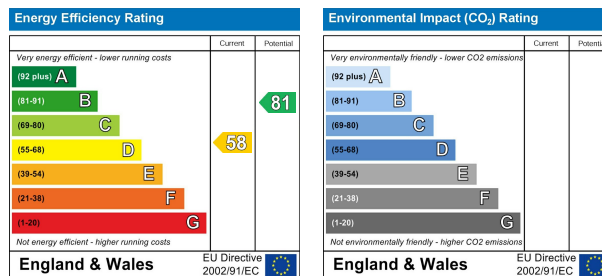
SIDE GARDEN AREA



A further parking space could be added here.



APPROX INTERNAL FLOOR AREA 76 SQ M (820 SQ FT)
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 All measurements are approximate **NOT** to be used for valuation purposes **Copyright Leonard Gray 2023**



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