



## **Westbourne Grove, Chelmsford, Essex, CM2 9RT**

### **Offers in excess of £550,000**

Situated in a highly sought after location, approx 1.8 miles from Chelmsford Train Station and within walking distance of local Primary and Secondary Schools, is this well presented and extended family home. The property offers spacious accommodation set over three floors with the ground floor boasting an entrance hall, 15' x 12' lounge, separate dining room, 17'4 x 12'9 max kitchen/breakfast room plus shower room. The first and second floors include three spacious double bedrooms, bedroom four/study and modern white bathroom suite. The property also boasts a wonderful secluded and well maintained plot, measuring approx 230' x 30', with the rear garden itself measuring 165'. The property also boasts a useful gym/games room, off street parking for numerous cars, gas central heating and UPVC double glazing. **VIEWING HIGHLY RECOMMENDED.**

- Sought after location within easy reach of Chelmsford City Centre
- 165' secluded and well maintained garden
- Modern family bathroom plus ground floor shower room
- 17'4 x 12'9 max kitchen/breakfast room
- UPVC double glazing
- Extended and much improved
- Four good size bedrooms
- Lounge & dining room
- Ample off street parking
- EPC - E

### **Distances**

Chelmsford Train Station - 1.8 miles

Great Baddow High School - 0.3 miles

Larkrise Primary School - 0.4 miles

Beehive Lane Community Primary School - 0.6 miles

King Edward Grammar School - 2.2 miles

All distances are approximate.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

Double glazed window to side. Hardwood entrance door. Laminate flooring. Built in storage cupboard. Coved ceiling. Stairs to first floor. Radiator.

#### **Lounge**

4.58m x 3.66m (15'0" x 12'0" )

Double glazed window to front. Dado rail. Coved ceiling. Laminate flooring. Feature Fireplace with back boiler. Radiator. TV point. Opening through to -

#### **Dining Room**

3.65m x 3.50m (11'11" x 11'5" )

Laminate flooring. Coved ceiling. Radiator.

#### **Kitchen/Breakfast Room**

5.29m x 3.91m max (17'4" x 12'9" max)

Double glazed window and door to rear. An extensive range of fitted units to base and eye with up and down lights in the units. Integrated fridge, dishwasher, washing machine, tumble dryer and range style cooker with extractor hood over. Space for full height fridge/freezer. Laminate roll top work surfaces with one and a half bowl sink unit with mixer taps. Inset spot lighting. Tiled flooring. Part tiled walls. Radiator. Coved ceiling.

#### **Shower Room**

Obscure double glazed window to side. White suite comprising low level WC and vanity wash hand basin. Shower cubicle with tiled surround. Inset spot lighting. Heated towel rail. Fully tiled walls. Extractor fan.

### **FIRST FLOOR**

#### **Bedroom Two**

3.84m x 3.82m (12'7" x 12'6" )

Double glazed window to front.. Coved ceiling. Built in storage cupboard. Radiator.

#### **Bedroom Three**

3.71m x 3.05m (12'2" x 10'0" )

Double glazed window to rear. Coved ceiling. Radiator.

#### **Bedroom Four/Study**

2.71m x 2.37m (8'10" x 7'9" )

Double glazed window to front and side. Coved ceiling. Radiator. Stairs to second floor.

#### **Family Bathroom**

Obscure double glazed window to rear. Modern white suite comprising corner bath with mixer taps, shower attachment and Aqualisa power shower over with fitted glass shower screen. Vanity wash hand basin with mixer taps and storage cupboard below. Low level WC. Chrome effect heated towel rail. Inset spot lighting. Extractor fan. Tiled walls.

## Landing

Double glazed window to side. Stairs to ground floor. Coved ceiling.

## SECOND FLOOR

### Bedroom One

4.88m x 3.66m (16'0" x 12'0" )

Two double glazed window to rear. Range of fitted furniture including wardrobes and chest of drawers. Radiator.

## EXTERIOR - PLOT MEASURING 230' X 30'

### Rear Garden - 165'

A good sized well maintained and secluded south facing garden measuring approx 165'. The garden commences with a large paved patio area. Remainder laid to lawn with various mature flowers, trees and shrubs. Fencing to boundaries. Outside lighting. Timber framed shed.

### Front Garden

Block paved driveway providing ample off street parking. Dwarf brick wall to front boundary.

### Gym/Games Room

Double opening doors to front and rear. Power and light connected.

### Services

Gas central heating. Mains water supply and drainage.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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