



42 Westbourne Grove, Chelmsford , Essex CM2 9RU
£425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SOUGHT AFTER LOCATION WITH EASY ACCESS TO CHELMSFORD CITY CENTRE..... This three bedroom semi detached residence is located to the south side of Chelmsford. Offering nearby amenities such as local shops and links to Chelmsford city centre where you will find everything one would expect from a thriving city centre and its mainline station offering regular links to London Liverpool Street. The property is also with the usual catchment area for sought after local schools, both primary, secondary and Chelmsford's desirable grammar schools. Internally the accommodation offers three bedrooms and a family bathroom to the first floor, whilst to the ground floor is a well proportioned lounge, kitchen, conservatory, utility and ground floor W.C. Externally is a mature secluded rear garden with a variety of trees and hedging. To the front is a large block paved drive with off road parking. Energy rating D

FIRST FLOOR

Bedroom One 12'4" x 8'11" (3.77 x 2.73)

Bedroom Two 11'9" x 7'11" (3.59 x 2.43)

Bedroom Three 8'9" x 7'11" (2.68 x 2.43)

Family Bathroom 6'2" x 5'11" (1.89 x 1.81)

Landing

GROUND FLOOR

Entrance Porch 6'7" x 4'3" (2.01 x 1.31)

Entrance Hall

Ground Floor W.C

Lounge 16'1" x 11'8" (4.91 x 3.57)

Kitchen 14'2" x 12'0" mx (4.32 x 3.67 mx)

Utility Room 11'1" x 6'3" (3.38 x 1.92)

Conservatory 10'4" x 10'7" (3.15 x 3.24)

EXTERIOR

Enclosed Rear Garden

Front Garden

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

