

	Front entrance door to
<u>ENTRANCE HALL</u>	4.17m (13' 8") x 3.37m (11' 1") An impressive excellent size entrance hall, large enough to have furniture in it and having black and white chequered flooring, radiator, turning stairs to first floor, two double glazed windows to front, coved ceiling, doors to
<u>LOUNGE</u>	8.37m (27' 6") x 3.44m (11' 3") An excellent size reception room, actually large enough to use as a Lounge Dining room if preferred and has two radiators, double glazed windows to front, sides and rear, arched display recesses with built in cupboards, coved ceiling, door to
<u>DINING ROOM</u>	4.52m (14' 10") x 4.19m (13' 9") > 3.22m Another good size reception room having tiled flooring, radiator, coved ceiling, door to kitchen/breakfast room and door returning to hallway, double glazed double doors and side lights overlooking and leading to the rear garden.
<u>KITCHEN / BREAKFAST ROOM</u>	5.15m (16' 11") x 3.51m (11' 6") A good size room, well fitted with a good range of units comprising sink unit with working surfaces, cupboards and drawer units, built in hob with cooker hood above, eye level ovens and microwave, space for American style fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar area, upright radiator, eye level cupboards, tiled flooring, double glazed window to rear and side, roof light, coved ceiling, inset spotlights, door to side.
<u>GROUND FLOOR BATH / SHOWER ROOM</u>	A spacious room with feature claw foot free standing bath with mixer tap and shower attachment, w.c., pedestal wash hand basin with mixer tap, shower cubicle with fitted shower with rain head and separate hose, built in airing cupboard, radiator, part tiled walls, double glazed windows to front and side, towel warmer, coved ceiling, inset spotlights.
<u>FIRST FLOOR LANDING</u>	An impressive and spacious landing area, again large enough to have furniture in it, double glazed window to front, coved ceiling, doors to
<u>BEDROOM ONE</u>	4.52m (14' 10") x 4.21m (13' 10") A spacious main bedroom with radiator, double glazed window to rear, coved ceiling, door to
<u>EN-SUITE SHOWER ROOM</u>	The sellers are in the process of fitting out this room and before an exchange of contracts takes place, they will undertake to have this fitted out with a shower cubicle, w.c., wash hand basin and radiator.
<u>BEDROOM TWO</u>	4.25m (13' 11") x 3.35m (11' 0") + RECESS Another good size bedroom with radiator, double glazed windows to front and side, coved ceiling.
<u>BEDROOM THREE</u>	3.85m (12' 8") x 3.19m (10' 6") MAXIMUM Radiator, double glazed windows to rear and side, coved ceiling, access to loft space.
<u>BEDROOM FOUR / NURSERY / OFFICE</u>	2.72m (8' 11") x 2.51m (8' 3") Radiator, roof light.
<u>FIRST FLOOR CLOAKROOM</u>	White suite comprising w.c. with concealed cistern, wash hand basin with mixer tap, towel warmer, part tiled walls, inset spotlight.
<u>GARAGE & PARKING</u>	Situated to the rear of the plot is a detached garage with an up and over door to the front and which is well hidden due to a large shrub. Access to the garage and the parking area is off of Chignal Road where there is a large expanse of set laid parking area, sufficient to park a good many vehicles. There is also an area which enables vehicles to turn into and come out frontwards back onto Chignal Road.
<u>GARDENS</u>	As previously mentioned, the property stands on a prominent corner plot with the property itself located almost centrally within the plot and hence has gardens to both the front and rear and also both sides. To the front there is a large area of lawn, extremely well screened by tall and neat hedging, there is a pedestrian pathway to the front entrance and also the side entrance where there is an area garden with further lawn and borders. To the other side there is a tucked away area with patio and access then round to the rear garden which again is mainly laid to lawn, there is a block paver pathway and patio, numerous shrubs and conifers etc, it is well screened and there is a side access into the garage. The overall plot measures approximately 125ft deep by 75ft wide.

Roxwell Road, Chelmsford Post Code / Sat Nav: CM1 2NE

Energy Performance Certificate: C

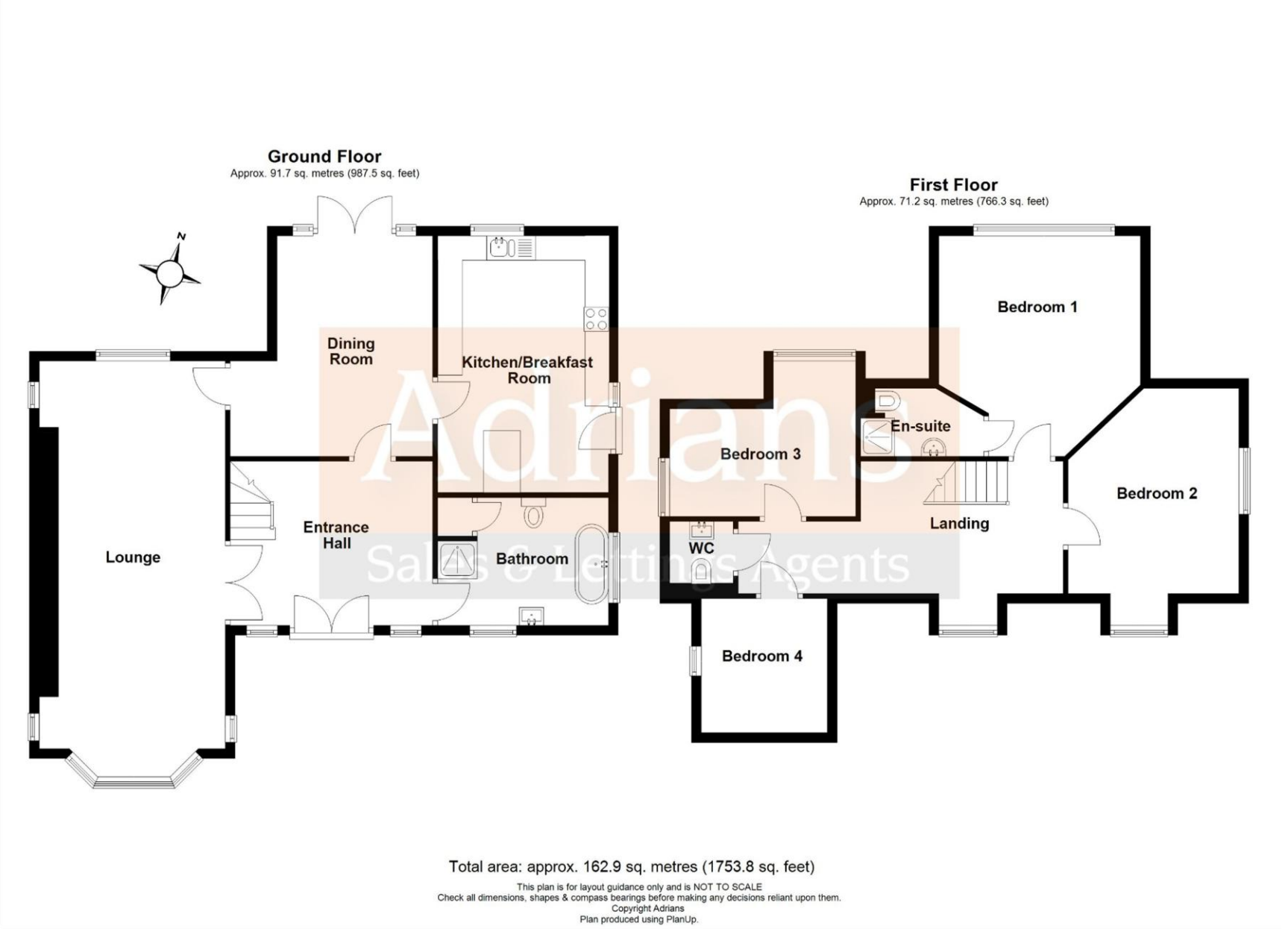


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Sales and Lettings



Roxwell Road, Chelmsford

Situated on a good size and prominent corner plot on the highly favoured West side of Chelmsford is this SPACIOUS DETACHED HOUSE which is within easy reach of not only the station and City centre but also both the King Edward Grammar and County High Schools. The property is barely seen from the road being extremely well screened and has a GARAGE and off road parking for a number of vehicles. The accommodation has TWO SPACIOUS RECEPTION ROOMS, a GOOD SIZE KITCHEN / BREAKFAST ROOM and a GROUND FLOOR BATH / SHOWER ROOM and then on the first floor there are 3 GOOD SIZE BEDROOMS and smaller FOURTH BEDROOM / NURSERY / STUDY depending upon requirements. WALKING DISTANCE TO THE STATION HENCE COULD WELL SUIT A COMMUTING BUYER - RECOMMENDED!

Guide Price
£800,000