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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 23 Sherborne Road, Chelmsford, CM1 7NU Price £415,000

This immaculate 2 bedroom semi-detached bungalow is beautifully presented and is being sold with no upward chain of sales. The current owners have undertaken an extensive renovation throughout the property. The walls and ceilings have been re-plastered, a new gas 'combi' boiler has been installed, and the electrics have been upgraded. The modern slate grey kitchen is brand new and has integrated appliances, as is the shower room with a large walk-in shower. There is a utility cupboard with plumbing for a washing machine, a spacious lounge and two good-sized bedrooms. The bungalow also features a dual aspect lounge overlooking the secluded South Westerly facing landscaped rear garden. There are new carpets and LTV flooring throughout. Externally, the property boasts ample parking with a flank driveway leading to the detached single garage with electric up and over door, newly painted floor and walls. The front elevation features a block paved driveway and parking area, while the rear garden is beautifully landscaped with a patio area and newly laid lawns. The property is located in the desirable area of 'Old Springfield', with local shops nearby and easy access to the city centre and rail station. The tenure is freehold, and the council tax band is D. The Energy Performance Certificate (EPC) C.



## ACCOMMODATION

PVCu sealed unit double glazed storm porch, obscure PVCu sealed unit double glazed entrance door and side light to hall:

## HALL

Smooth plaster ceiling, radiator, LVT flooring, access to insulated loft space housing gas 'combi' boiler serving heating and hot water systems, utility cupboard with work surface storage space with plumbing for washing machine and cupboard under, doors to:

## KITCHEN 12 x 7 (3.66m x 2.13m)

PVCu sealed unit double glazed windows to rear and side, obscure PVCu sealed unit double glazed door to garden, smooth plaster ceiling LED lighting, radiator, LVT flooring, newly fitted slate grey kitchen comprising: Single drainer white acrylic sink unit with mixer taps inset to work surface, cupboard and integrated dish washer under, adjacent work surface with drawers and cupboard under, inset 4 ring ceramic hob, oven under and stainless steel extractor fan over, breakfast bar with 2 cupboards under, 5 wall cupboards, tiled splash back to work surfaces.

## SHOWER ROOM

Obscure PVCu sealed unit double glazed window to side, PVCu tongue and groove to ceiling, LED lighting, chrome heated ladder towel rail, LVT flooring, newly fitted white suite comprising: Vanity wash hand basin, low level wc, large walk in shower with glazed shower screen, marbled aqua board panelling to walls.

## LOUNGE 16'10 x 11'1 (5.13m x 3.38m)

Dual aspect, PVCu sealed unit double picture window to front, PVCu sealed unit double glazed French doors leading to the secluded South Westerly facing rear garden, smooth plaster ceiling, radiator, TV point.

## BEDROOM 1 12'1 x 11 (3.68m x 3.35m)

PVCu sealed unit double glazed picture window to front, smooth plaster ceiling, LED lighting, radiator.

## BEDROOM 2 9 x 8 (2.74m x 2.44m)

PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, radiator.

## OUTSIDE

### FRONT

Block paved driveway and parking, extending to flank via double wrought iron gates leading to detached garage, outside tap, low maintenance shingle,

### GARAGE

Remote control electric roller shutter door, light and power, window to rear, half PVCu sealed unit double glazed door to garden.

### REAR GARDEN 42 (12.80m)

Secluded South Westerly aspect, landscaped garden with patio leading to newly laid lawns, raised flower bed, storage shed to rear of garage.

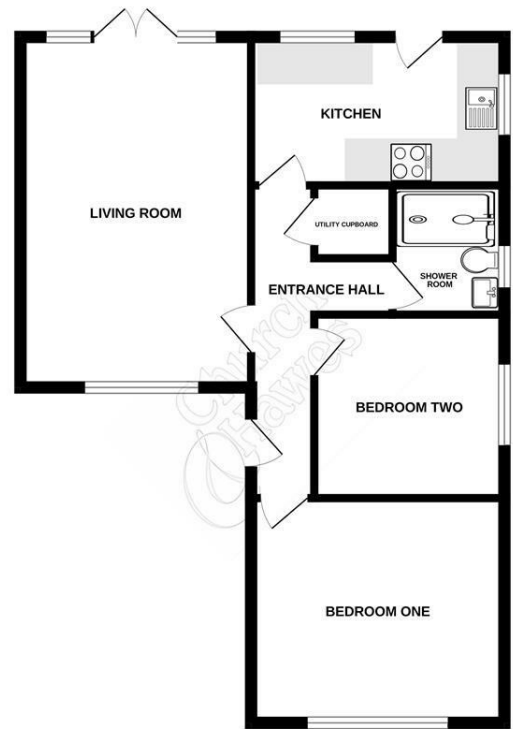
## AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.

GROUND FLOOR



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. Made with Metago 02/24

