

# KILN & LODGE

ESTATE AGENTS : REDEFINED



83 Gloucester Avenue

Chelmsford, CM2 9DR

£600,000



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- Porch  
Entrance door, door to
- Hallway  
Stairs to first floor, radiator
- Living Room  
13;9 x 11'1 (3.96m;2.74m x 3.38m)  
Window to front, open fireplace, radiator, doors to:
- Study/Reception Room  
11'11 x 9'3 (3.63m x 2.82m)  
Tiled floor, open to:
- Dining Room  
11'11 x 7'3 (3.63m x 2.21m)  
Doors to rear garden, radiator. door to
- Kitchen/Breakfast Room  
12'10 x 11'11 (3.91m x 3.63m)  
Window to rear. Range of fitted storage units. Integrated electric oven. Space and plumbing for washing machine, dishwasher and fridge/freezer. Wall mounted boiler. Work surfaces incorporate sink unit and gas hob with extractor hood over. Part tiled walls. Large storage cupboard/larder.
- Inner Hallway  
Storage cupboard. Door to hallway, door to
- Shower Room  
Door to side, shower cubicle, wash hand basin, close coupled WC.
- First Floor
- Landing  
Stairs to ground floor, stairs to second floor, storage cupboard.
- Bedroom One  
12'7 x 10'7 (3.84m x 3.23m)  
Window to front, fitted wardrobes, radiator.
- Bedroom Two  
12'11 x 7'5 (3.94m x 2.26m)  
Window to rear, radiator.
- Bedroom Three  
9'6 x 8'7 (2.90m x 2.62m)  
Window to rear, radiator, fitted cupboards.
- Bedroom Four  
9'1 x 8'8 (2.77m x 2.64m)  
Window to front, radiator.
- Four Piece Bathroom  
8' x 6'6 (2.44m x 1.98m)  
Window to side, panelled bath with shower over. Bidet, Wash hand basin, low level WC. Radiator, tiled walls
- Second Floor
- Landing  
Stairs to first floor
- Bedroom Five  
9'8 x 9'6 (2.95m x 2.90m)  
Velux to rear, eaves storage.
- Bedroom Six  
9'6 x 9'6 (2.90m x 2.90m)  
Velux to rear, access to loft area.

## Exterior

### Frontage/Driveway

Block paved driveway providing ample off road parking.  
Gates leading to side area leading to garage

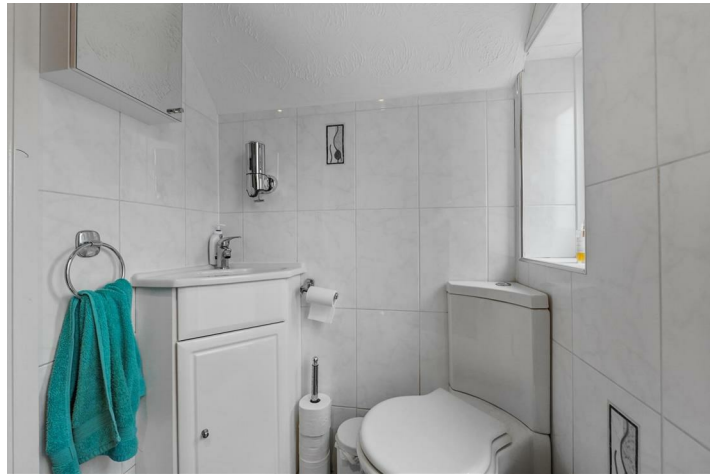
### Garage

Power and light connected

### Rear Garden

Raised patio area with shelter, lighting and fencing.

Remainder laid to lawn with various flowers, shrubs and trees to boundaries.



Road Map



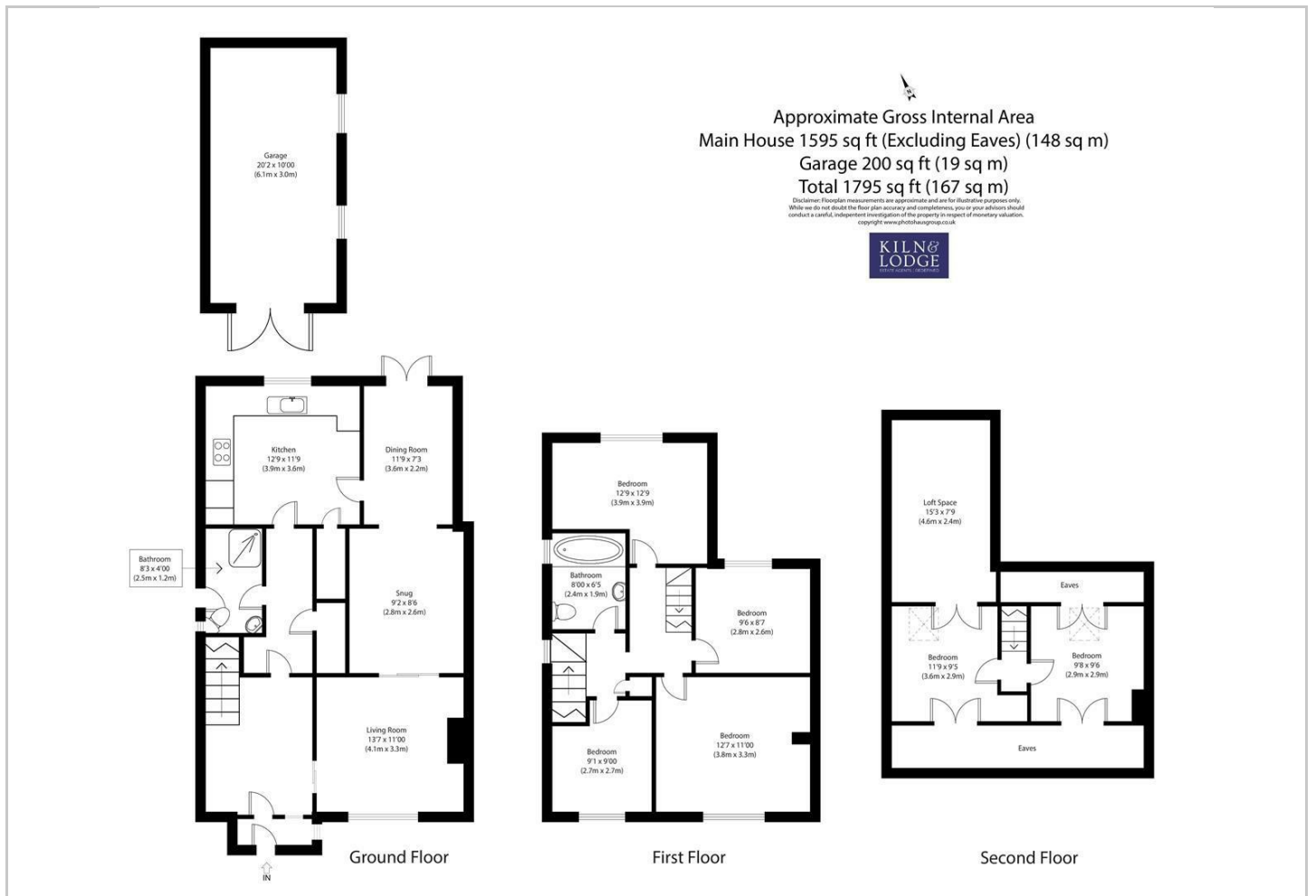
Hybrid Map



Terrain Map



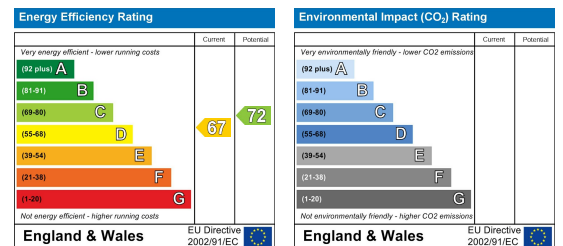
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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