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For Sale



Helston Road, Chelmsford

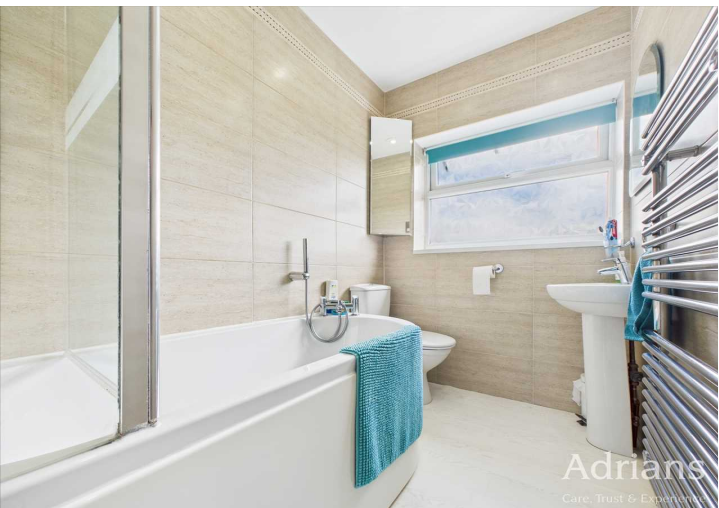
This lovely four bedroom detached property with fantastic kerb appeal offers exceptionally well presented accommodation throughout whilst to the front and rear are impeccably kept gardens. Helston Road itself is situated within just yards of Boswells Secondary School and further favoured schooling is also within just a short walk. There are two local shopping parades for everyday convenience, whilst Chelmsford City centre and mainline station are also within easy reach. Viewing is strongly advised!

 4 Bedroom(s)

 2 Reception(s)

 2 Bathroom(s)

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RECEPTION HALL

Stairs rising to first floor with turning staircase, under stairs storage, radiator, doors to

STUDY 3.07m (10'1) x 2.44m (8')

Double glazed window to front, run of units to one wall, radiator.

SITTING ROOM 4.83m (15'10) x 3.38m (11'1)

Double glazed window to front, wall light points, a particular feature is the multi-fuel burner, two radiators, full width double glazed sliding patio doors onto patio.

KITCHEN / DINER 4.78m (15'8) x 2.9m (9'6)

Double glazed to side, further double glazed window to rear with view over garden, fitted with a comprehensive range of wall and base level units with granite worktops over and splash backs, soft close drawers and doors, under cupboard LED lighting, integrated appliances include Bosch fridge and freezer, Neff cooker hood and pop up power supply, radiator, glazed door leading through to

UTILITY

Double glazed window to rear, low level unit with granite worktops over, space for washing machine and tumble dryer. We understand from the seller that this had new roof felt and flashing in 2018.

CLOAKROOM

Modern re-fitted suite with double glazed window to side, w.c with full and half flush, corner wash hand basin with mixer tap, tiling to walls, radiator.

FIRST FLOOR LANDING

Loft access, two double glazed windows to front, further double glazed window and half turning staircase, airing cupboard housing hot water cylinder, radiator, doors to all rooms, access to loft space with let-down loft ladder, light installed, insulated and part boarded.

BEDROOM ONE 3.4m (11'2) x 3.63m (11'11)

Double glazed window to front, radiator, door to

EN-SUITE

Inset spot lights, extractor fan, obscure double glazed window to rear, large step-in double shower unit with glazed screen and pumped overhead power shower, suspended wash hand basin with mixer tap, modern w.c with full and half flush, heated chrome towel rail, corner mirror unit.

BEDROOM TWO 3.71m (12'2) x 3.35m (11')

Double glazed window to rear with delightful view over garden, radiator.

BEDROOM THREE 3.1m (10'2) x 2.95m (9'8)

Double glazed window to rear with delightful view over garden, radiator.

BEDROOM FOUR 3.05m (10'0) x 2.41m (7'11)

Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to rear, modern re-fitted suite comprising panel enclosed bath with power shower over (pump in airing cupboard) with folding screen, modern w.c. with full and half flush, wash hand basin with mixer tap, heated chrome towel rail, tiling to walls.

EXTERIOR

To the front of the property there is ample off street parking via block paved driveway, interspersed with well stocked flower and shrub beds. The driveway leads to an integral garage which has power and light connected, electric roller door and personal door to the rear garden. There is side access leading to the rear. The rear garden in our opinion offers a huge degree of privacy and has been exceptionally well hedged and bordered by the current owner, the gardens are well established with mature apple tree, there is a greenhouse to remain and an outside tap. To the front there are four security lights (timed and on motion sensors), whilst to the rear there is a motion sensor light.

AGENTS NOTE

The property is subject to a restrictive covenant. The agent can provide further details upon request.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1135 ft²
105.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

EPC RATING: C
COUNCIL TAX BAND: E
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact
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