

Adrians

Sales & Lettings Agents

For Sale



Roxwell Road, Chelmsford

GREAT FAMILY HOUSE WHICH NEEDS TO BE VIEWED! Impressive 1930's with FIVE DOUBLE BEDROOMS. No onward chain. A detached family home located on the west side of Chelmsford within CLOSE PROXIMITY TO ADMIRALS PARK. The garden has LARGE PATIO and a separate decked area surrounding a heated swimming pool measuring 9 m x 5 m, perfect for families and entertaining guests throughout the year. Easy walking distance of Chelmsford City Centre, King Edward Grammar School (KEGS) and Chelmsford County High School for Girls (CCHS).



5 Bedroom(s)



2 Reception(s)



2 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



We are delighted to be marketing this extended 1930's family home which has a large patio and a separate decked area surrounding a heated swimming pool measuring 9 m x 5 m, perfect for families and entertaining guests throughout the year.

The present owners have enjoyed the location on the West side of Chelmsford City Centre, approximately 15 minute walk from the station, almost opposite Admirals Park and an estimated 25 minute stroll avoiding main roads from Writtle Village and onwards to Hylands House set in 500 acres of park land.

Composite door with circular window inset leading through to

ENTRANCE HALL

Radiator, stairs that rise and turn to the first floor spindle balustrade hand rail, two under stairs storage cupboard, doors to

LOUNGE / DINER 4.37m (14'4) x 11'6 x 8.53m (28')

Bay window to front, radiator, stone fireplace, bi-fold doors to rear leading to the conservatory, radiator.

KITCHEN / BREAKFAST ROOM 5.54m (18'2) x 3.12m (10'3)

Window to rear, base and eye level high gloss units complimented by roll top working surface, five ring gas hob, twin ovens beneath, built in fridge, space for dishwasher, single drainer stainless steel sink unit with mixer taps, open to the conservatory.

CLOAKROOM

Window to front, low level w.c., suspended wash hand basin with tiled splashbacks.

CONSERVATORY 3.66m (12') x 2.29m (7'6)

French doors to rear, part brick and part UPVC double glazed, tiled floor.

FAMILY ROOM 3.25m (10'8) x 2.54m (8'4)

Door to rear, window to rear, radiator, door through to Utility.

UTILITY ROOM 2.9m (9'6) x 2.57m (8'5)

Window to side, door to side, range of base and eye level units complimented by roll top work surface, tiled splashbacks, single drainer stainless steel sink unit with mixer taps, space for washing machine, tiled floor.

FIRST FLOOR LANDING

A spacious landing with double cupboard, down lighting to ceiling, doors to

BEDROOM ONE 4.09m (13'5) x 3.56m (11'8)

Radiator, fitted wardrobes to one wall, double glazed window to front.

EN-SUITE

Window to front, white suite comprising pedestal wash hand basin, low level w.c, double shower cubicle, tiled walls and tiled floor.

BEDROOM TWO 4.19m (13'9) x 3.48m (11'5)

Window to rear, radiator.

BEDROOM THREE 4.47m (14'8) x 3.25m (10'8)

Window to rear, radiator.

BEDROOM FOUR 3.73m (12'3) x 2.62m (8'7)

Window to front, radiator.

BEDROOM FIVE 3.12m (10'3) x 2.57m (8'5)

Window to rear, radiator.

BATHROOM 3.35m (11') x 1.68m (5'6)

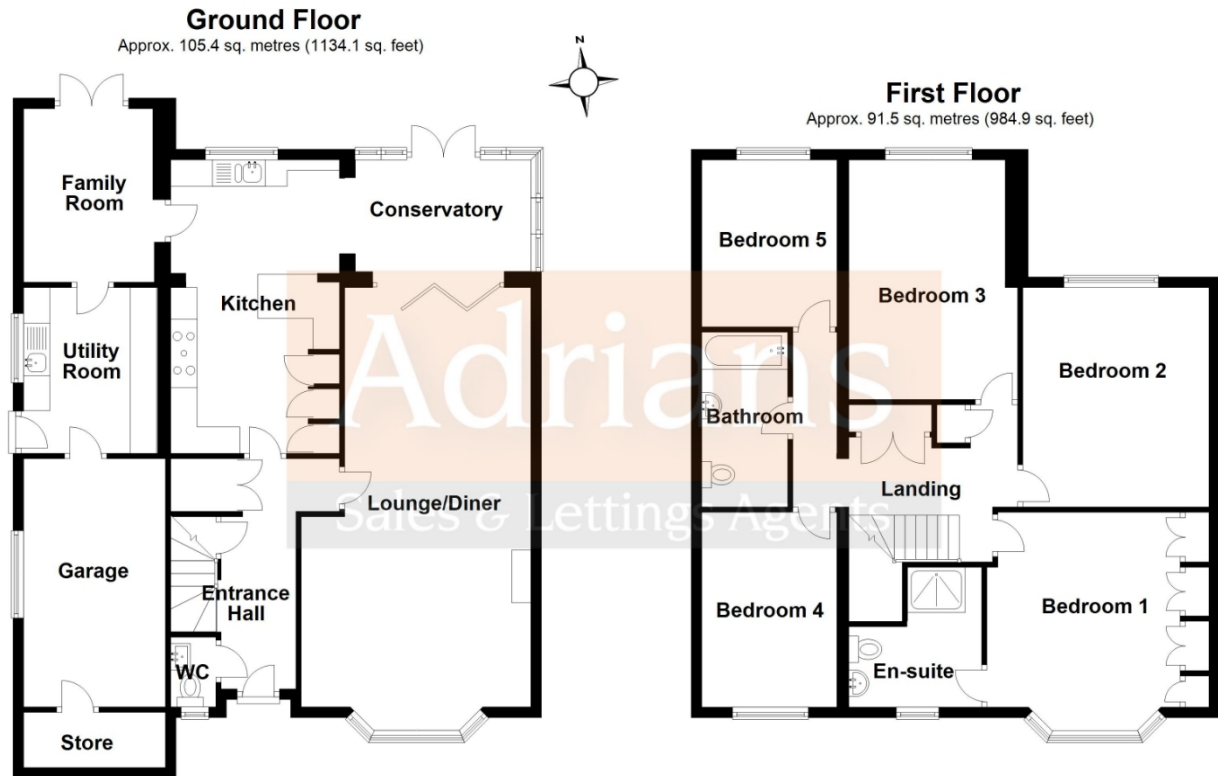
Window to rear, low level w.c., pedestal wash hand basin, part tiled walls, panelled bath with shower attachment over, tiled shower area, window to side.

EXTERIOR

As previously mentioned, the rear of the property is all about entertaining with a large secluded patio, side access to second level separated by wall and gate leading through to a heated swimming pool, composite deck surround and lawn area. To the front there is ample parking.

GARAGE / GYM

The garage is currently being used as a gym, power and light connected, small storage area accessed by an internal door.



This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Adrians
Plan produced using PlanUp.

EPC RATING: D
COUNCIL TAX BAND: F
POSTCODE: CM1 2ND
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
Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk