

Adrians

Sales & Lettings Agents

For Sale



Highfield Road, Chelmsford

This EXTENDED 4 bedroom semi detached house is situated in one of the highly favoured established roads on the WEST SIDE OF CHELMSFORD being convenient for the City centre, station as well as the King Edward Grammar and County High Schools. It was built in the 1930's and is available for the first time in many years. Although already extended it still offers SCOPE TO FURTHER EXTEND / ENLARGE subject to the necessary consents etc. It benefits from a garage, a good amount of off road parking and to the rear there is a garden approaching 60' in depth! Properties in this area are always in demand hence an early internal viewing is highly recommended!

 4 Bedroom(s)

 2 Reception(s)

 2 Bathroom(s)



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ENTRANCE HALL

Radiator, stairs to first floor with cupboard under and further built in cloaks cupboard, doors to

LOUNGE 4.19m (13'9) INTO BAY x 3.81m (12'6)

A good size front reception room with radiator, stone fireplace with hearth and gas coal effect fire with hidden lighting, double glazed bay window to front, coved ceiling.

DINING ROOM 3.94m (12'11) x 3.18m (10'5)

Another good size reception room with radiator, double glazed window to rear, coved ceiling.

KITCHEN / BREAKFAST ROOM 5.44m (17'10) x 3m (9'10) > 2.72m (8'11")

A spacious extended rear room, extended behind the garage and having inset one and a half bowl single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, space for cooker, washing machine and tumble dryer, space for slimline fridge, tiled flooring, radiator, eye level cupboards, cooker hood, two double glazed windows to rear, door to side.

FIRST FLOOR SPLIT LEVEL LANDING

Access to loft space, coved ceiling, doors to

BEDROOM ONE 3.68m (12'1) x 3.28m (10'9) CLEAR FLOOR SPACE

Radiator, excellent range of built in sliding door wardrobe cupboards, bedside units and custom made built in drawer unit in the bay, double glazed bay window to front, coved ceiling.

BEDROOM TWO 3.94m (12'11) x 3.18m (10'5)

Another good size bedroom, radiator, double glazed window to rear, coved ceiling.

BEDROOM THREE 3.02m (9'11) x 2.44m (8') MAX

Radiator, built in airing cupboard, double glazed window to rear.

BATHROOM

Fitted with a white suite comprising panel enclosed bath with mixer tap, w.c. pedestal wash hand basin, tiled flooring, radiator, towel warmer, fully tiled walls, double glazed window to front, coved ceiling, inset spotlights.

SMALLER LANDING AREA

Giving access to the further bedroom and shower room and also having a large built in storage cupboard housing the wall mounted Vaillant gas fired boiler.

BEDROOM FOUR 3.73m (12'3) x 2.67m (8'9)

Radiator, double glazed window to front, coved ceiling.

SHOWER ROOM

White suite comprising w.c. pedestal wash hand basin with mixer tap, shower cubicle with fitted Mira shower unit, tiled flooring, radiator, fully tiled walls, double glazed window to side, inset spotlights.

GARAGE

Now an integral garage with an up and over door to the front, light and power connected, newly installed door to the side.

GARDENS

To front, virtually the whole garden has been block paved to provide off road parking for a number of vehicles, there is dwarf brick walling to the front boundary and side access gate leading into the rear garden. The rear garden is North Easterly facing and approaching 60ft in depth and commences with shaped patio area, large area of lawn, timber garden shed (2.93m x 2.34m) to remain.



EPC RATING: D
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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