

# KILN & LODGE

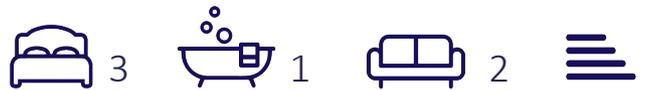
ESTATE AGENTS : REDEFINED



## 26 Magnolia Close

Chelmsford, CM2 9HU

Offers in excess of £450,000



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## Entrance Hall

Entrance door, stairs to first floor.

## Kitchen

11'2 x 7'9 (3.40m x 2.36m)

Window and door to rear, range of fitted units with an integrated electric oven. Space and plumbing for washing machine and fridge/freezer. Work surfaces incorporate sink unit and gas hob with extractor over.

## Lounge/Diner

22'5 x 11'7 (6.83m x 3.53m)

Window to front and patio doors to rear, feature fireplace, radiator.

## Conservatory

11'9 x 11'3 (3.58m x 3.43m)

Windows and doors to rear, radiator.

## First Floor

### Landing

Window to side, stairs to ground floor.

### Bedroom One

12'8 x 11'2 (3.86m x 3.40m)

Window to rear, fitted wardrobes, radiator.

### Bedroom Two

11'5 x 9'6 (3.48m x 2.90m)

Window to rear, fitted cupboard, radiator

### Bedroom Three

9'7 x 6'5 (2.92m x 1.96m)

Window to front, radiator, storage cupboard.

## Bathroom

6'7 x 5'8 (2.01m x 1.73m)

Window to rear, shower cubicle, wash hand basin, close coupled WC, radiator.

## Exterior

### Driveway

Block Paved Driveway leading to garage

### Detached Garage

19'8 x 10'3 (5.99m x 3.12m)

Up and over door.

### Large Rear Garden

Paved patio area, side access, remainder laid to lawn with fencing to boundaries and various, trees, flowers and shrubs.



## Road Map



## Hybrid Map



## Terrain Map



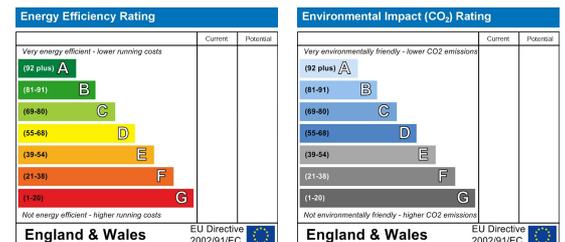
## Floor Plan



## 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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