

Adrians

Sales & Lettings Agents

For Sale



Roxwell Avenue, Chelmsford, CM1 2NR

Situated on the highly favoured West side of the City centre within walking distance to the station is this spacious 4 bedroom link detached house having a delightful established West facing garden about 100' in depth and backing a spinney with The Old Chelmsfordians Association beyond. It offers well presented accommodation and is much larger than it appears from its external appearance suggests. It comprises a cloakroom, utility room, well fitted kitchen, good size dining area with lounge area at the rear backing the garden. On the first floor there is a main bedroom with en suite shower room, three further good size bedrooms and large family bathroom. There is a garage and off road parking to the front. EXCELLENT POTENTIAL TO EXTEND, SUBJECT TO THE NECESSARY CONSENTS, HIGHLY RECOMMENDED!



4 Bedroom(s)



2 Reception(s)



2 Bathroom(s)



Front entrance door and side light leading to

ENTRANCE PORCH Door to garage, coved ceiling, further door and side light leading to

KITCHEN/BREAKFAST ROOM 4.04m (13'3) x 3.35m (11') A good size part vaulted room well-fitted with a range of cream coloured units comprising inset one and a half Franke bowl sink unit with mixer tap, working surfaces with cupboards and drawer unit, built in induction hob with cooker hood above (needs attention or replacement), built in eye level oven with further oven/microwave above, space for wine fridge, integrated fridge, tiling over worktops, breakfast bar area, part vaulted ceiling at the front, double glazed window with pelmet lighting, two roof lights to front, inset spot lights, radiator, double doors giving access to the dining area.

DINING AREA 3.53m (11'7) x 3.25m (10'8) A good size area access via double doors from the kitchen / breakfast room or via double doors from the hallway, radiator, double glazed feature vertical window to rear, coved ceiling, wide opening to

LOUNGE 6.45m (21'2) x 3.58m (11'9) A most pleasant and spacious rear area having the backdrop of the delightful garden and being Westerly facing. It has two radiators, stone fire surround and hearth with inset log effect electric fire, four wall light points, double glazed window to rear, double glazed double doors and side lights giving access to the garden, coved ceiling.

UTILITY 2.26m (7'5) x 1.47m (4'10) Tiled flooring, single drainer sink unit with mixer tap, working surface with cupboards under and space for washing machine, further storage cupboards with recess for freezer, eye level cupboards, double glazed window and door to side.

CLOAKROOM Comprising w.c, wash hand basin with mixer tap, tiled flooring, radiator, half height wall tiling, double glazed window to side.

FIRST FLOOR LANDING Double glazed window on the half landing to the side, on the main landing there is a radiator, built in airing cupboard, access to loft space, doors leading to

BEDROOM ONE 3.56m (11'8) x 3.43m (11'3) CLEAR FLOOR SPACE A good size main bedroom with radiator, excellent range of built in wardrobe cupboards, double glazed window to rear with view over the garden, coved ceiling, inset spotlights, door to

EN-SUITE SHOWER ROOM Comprising w.c, pedestal wash hand basin with mixer tap, shower cubicle with fitted Aqualisa shower unit, fully tiled walls, inset spotlight, extractor fan.

BEDROOM TWO 3.66m (12'0) x 2.67m (8'9) CLEAR FLOOR SPACE Radiator, built in wardrobe cupboards, double glazed box window to front, coved ceiling.

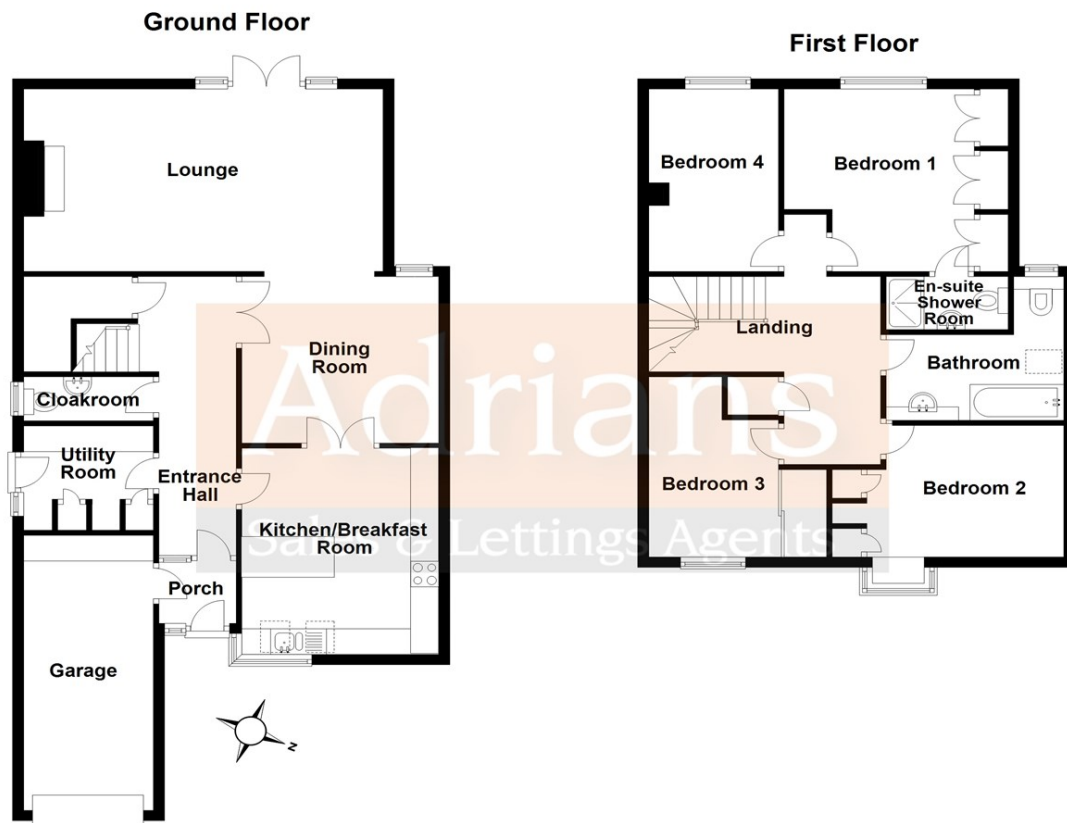
BEDROOM THREE 3.71m (12'2) MAX x 2.46m (8'1) CLEAR FLOOR SPACE A slightly irregular shaped room but still of a good size with radiator, built in wardrobe cupboards, double glazed window to front, inset spotlights.

BEDROOM FOUR 3.58m (11'9) x 2.34m (7'8) Radiator, double glazed window to rear with view over the garden, coved ceiling.

BATHROOM A larger than average bathroom with panel enclosed shower bath with fitted shower and glazed screen to side, w.c with concealed cistern, vanity wash hand basin with mixer tap and storage cupboard, pelmet lighting, tiled flooring, fully tiled walls, towel warmer, double glazed window, roof light, inset spot lights, extractor fan.

GARDEN To the front the majority of the garden has been block paved providing off road parking and access to the garage. There is a side access gate which leads into the rear garden which as previously mentioned is undoubtedly a feature of the property. It measures approximately 100ft and is Westerly facing and backs a spinney and the Old Chelmsfordians beyond. There is outside power, large paved patio area, steps down to a large expanse of lawn, extremely well stocked borders, feature POND with waterfall. To the rear there is a greenhouse, seating area and brick built storage shed. The garden is mature and has seclusion and offers a delightful backdrop and still offers excellent potential for extension due to the size of the garden, subject to the necessary consents.

GARAGE 5.38m (17'8) x 2.31m (7'7) An attached garage with electric roller shutter door to front, light and power connected, useful eaves storage space, door at the rear giving access into the entrance porch. The garage is where the wall mounted Baxi gas fired boiler is located.



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.
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EPC RATING: C
COUNCIL TAX BAND: E
Freehold

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ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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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