

Adrians

Sales & Lettings Agents

For Sale £550,000.00



Greenways, Chelmsford

A considerably IMPROVED, ENLARGED and EXTENDED four bedroom semi detached house which needs to be internally viewed to be fully appreciated. The property now benefits from a refitted cloakroom, most pleasant lounge at the front and a superb refitted kitchen/dining/family room with bi-folding doors at the rear. It has a loft conversion to provide a main bedroom and en-suite shower room, there are three further bedrooms and refitted family bathroom. There is an enclosed rear garden, a brick built outbuilding with potential to work from home, and there is off road parking at the front. Convenient location for the City centre and within easy reach of both the King Edward Grammar and County High Schools. Really must be viewed - highly recommended!

 4 Bedroom(s)

 1 Reception(s)

 2 Bathroom(s)



ENTRANCE HALL

Stairs to first floor, double glazed window, inset spot lights, replacement internal doors leading to

CLOAKROOM

Refitted with a white suite comprising low level w.c with concealed cistern, wash hand basin with mixer tap, tiled flooring, radiator, double glazed window to side, extractor fan, inset spot lights.

LOUNGE 3.99m (13'1) x 3.07m (10'1)

A most pleasant front room with radiator, display recesses with shelving and lighting, double glazed window to front, coved ceiling, inset spot lights.

KITCHEN / DINING / FAMILY ROOM 6.83m (22'5) x 4.85m (15'11) OVERALL

A superb extended rear room ideal for entertaining with KITCHEN having been refitted with white high gloss units, inset single drainer sink unit with mixer tap, working surfaces with cupboards under, built in Neff oven, cooker hood and SMEG hob, microwave, eye level cupboards, further tall two door units, space for American style fridge freezer, radiator, built in eye level cupboards, integrated fridge and dishwasher, cupboard housing the gas fired boiler, inset spot lighting, open to DINING AREA having radiator, built in under stairs storage cupboard, double glazed double doors to side, window to rear, bi-folding double glazed doors to rear, two roof lanterns, inset spot lights. The remainder of the room could be used a seating area.

FIRST FLOOR LANDING

Radiator, stairs to second floor, inset spot lights, replacement internal doors leading to

BEDROOM 2.87m (9'5) x 2.01m (6'7) MAX

Radiator, built in wardrobe cupboards with top boxes over, desk unit and shelved unit, double glazed window to rear, inset spot lights.

BEDROOM 2.92m (9'7) x 2.9m (9'6) MAX

Radiator, built in wardrobe cupboard and shelved unit, double glazed window to rear, inset spot lights.

BEDROOM 3.28m (10'9) x 3.07m (10'1) Max

CLEAR FLOOR SPACE. Radiator, built in wardrobe cupboards with top boxes between, double glazed window to front, inset spot lights.

BATHROOM

Refitted with a white suite comprising panel enclosed bath, fitted shower with separate hose, low level w.c, wash hand basin with mixer tap, towel warmer, fully tiled walls, double glazed window to side, extractor fan, inset spot lights.

SECOND FLOOR SPLIT LEVEL LANDING

Leading to main bedroom and also a further smaller area to the front which has roof lights and could possibly make a small study/reading area.

MAIN BEDROOM 3.33m (10'11) x 3.33m (10'11) CLEAR FLOOR SPACE PLUS USEFUL RECESS

CLEAR FLOOR SPACE + USEFUL RECESS. Part limited head height, radiator, built in wardrobe cupboards, double glazed window to rear, inset spot lights, door to

EN-SUITE SHOWER ROOM

Low level w.c with concealed cistern, wash hand basin with mixer tap, tiled flooring, radiator, walk-in shower cubicle with fitted shower and separate hose, fully tiled walls, double glazed window to rear, inset spot lights.

PARKING & FRONT EXTERIOR

To the front the garden has been made over for off road parking sufficient to park two vehicles. Within the corner of the property there is a storage cupboard with fitted shelves.

GARDEN

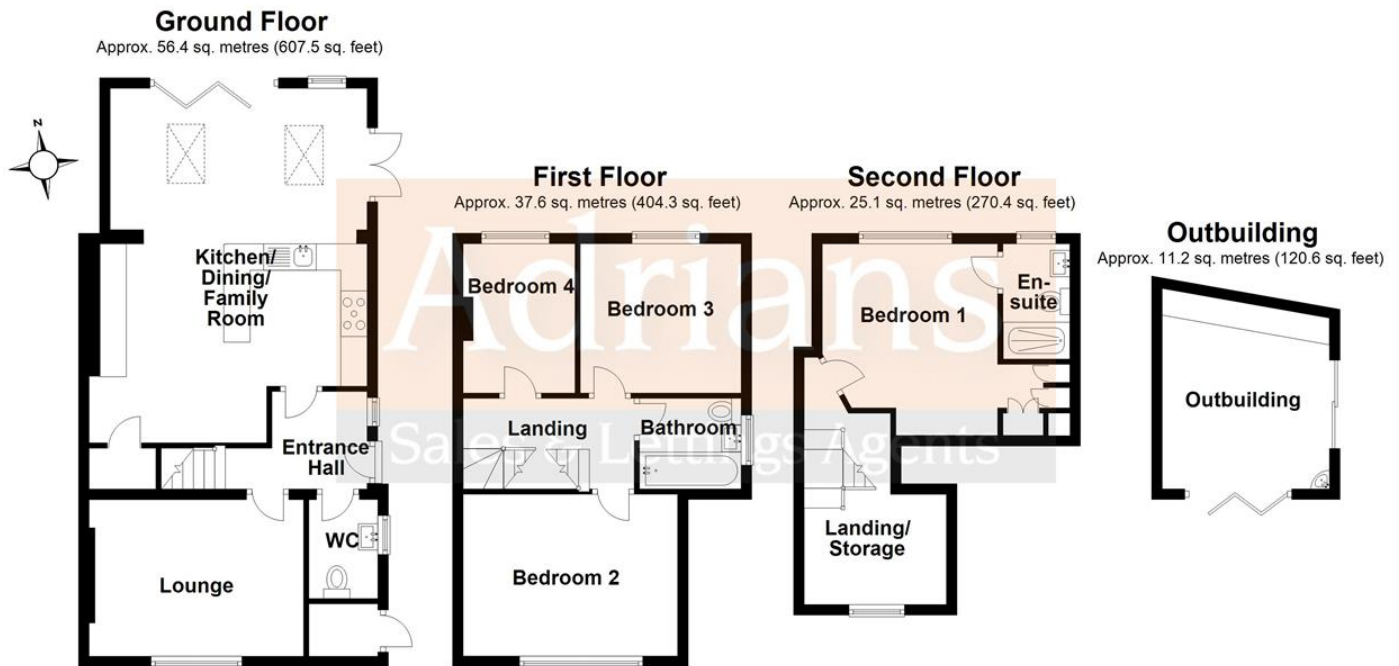
There is a side access gate leading into the rear garden which has an area of lawn surrounded by Indian Sandstone paving, new canopy installed, outside tap, enclosed by new fencing. There is a patio area where there is currently a hot-tub (negotiable), and raised borders.

OUTBUILDING 3.33m (10'11) x 3.25m (10'8)

A really useful recent addition, brick built and having tiled flooring, electric heater, storage cupboards, sink unit with water supply, double glazed patio doors to one side and double glazed bi-folding doors to the front, inset spot lights. It could have a number of different uses from study, gym, office etc.

AGENTS NOTE

External photos were taken in the Summer.



Total area: approx. 130.3 sq. metres (1402.8 sq. feet)

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:
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

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