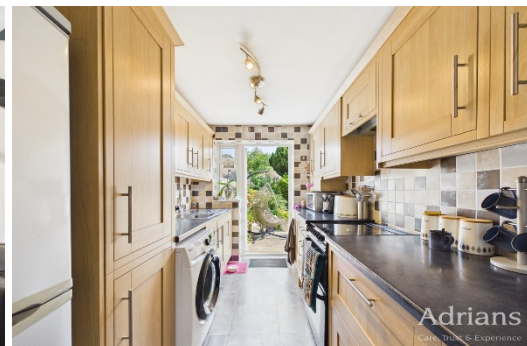


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Cornflower Drive, Springfield, Chelmsford, CM1 6XY

Located towards to the end of a no-through road and within walking distance of well regarded local schooling, Cornflower Drive is also within striking distance of Chelmsford City centre and for those commuting, the new Beaulieu Park train station. The property itself offers three bedrooms and a family bathroom, whilst to the ground floor there is a good size open living space with a garage converted into a second reception room. To the rear is a largely private garden, whilst to the side is a garage and off street parking.



3 Bedroom(s)



3 Reception(s)



1 Bathroom(s)

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Double glazed entrance door to

ENTRANCE PORCH 2.41m (7'11) x 1.14m (3'9)

Door leading to

OPEN PLAN DINING / LIVING SPACE

A well appointed area which offers a lounge and a dining area combined with stairs rising to first floor, access to kitchen, doors opening onto the garden, access to second reception room.

DINING AREA 3.53m (11'7) x 2.97m (9'9)

LIVING AREA 4.62m (15'2) x 3.23m (10'7)

KITCHEN 3.15m (10'4) x 2.08m (6'10)

Fitted with a comprehensive range of wall and base level units with worktops over, appliance space, door to garden.

SECOND RECEPTION ROOM 4.62m (15'2) x 2.34m (7'8)

Double glazed window to front, radiator.

FIRST FLOOR LANDING

Doors to

BEDROOM ONE 3.66m (12'0) x 2.95m (9'8)

Double glazed window to front, wardrobes and dresser unit (to remain), radiator.

BEDROOM TWO 2.97m (9'9) x 2.95m (9'8)

Double glazed window to rear, radiator.

BEDROOM THREE 2.39m (7'10) x 2.16m (7'1)

Double glazed window to front, radiator.

BATHROOM 2.31m (7'7) x 1.37m (4'6)

Obscure double glazed window to rear, white suite comprising bath with shower over and folding glazed screen, pedestal wash hand basin, low level w.c with modern full and half flush, tiling to walls.

REAR GARDEN

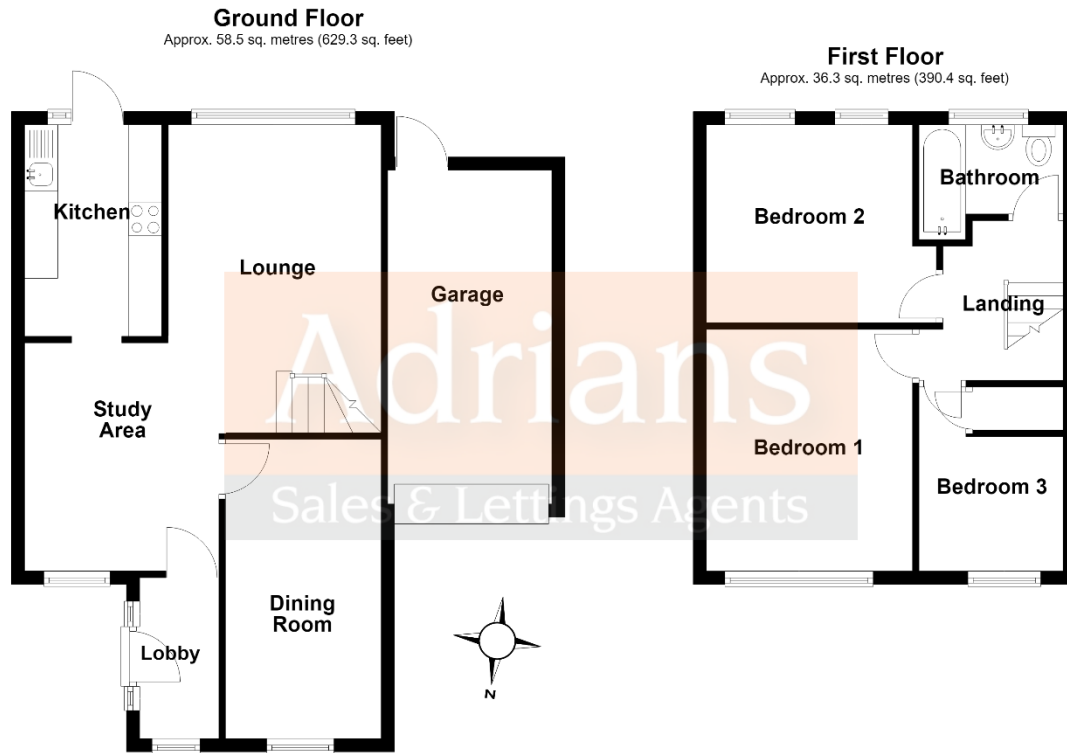
The property enjoys a largely private garden which is mostly laid to lawn and well-planted with a patio for table and chairs.

GARAGE & PARKING

To the side of the property there is a single garage with up and over door and parking for one car to the front.

AGENTS NOTE

Solar panels fitted (please ask Agent for further details).



Total area: approx. 94.7 sq. metres (1019.7 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: B
COUNCIL TAX BAND: C
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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For more information, please contact

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