

Adrians

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For Sale



Cedar Avenue West, Chelmsford, CM1 2XA

This imposing 4 BEDROOM EDWARDIAN DETACHED PROPERTY is centrally located within easy walking distance of the City centre and Station and with both the highly regarded King Edward Grammar and County High Schools literally on the doorstep. The character property offers EXCELLENT ADAPTABLE ACCOMMODATION spread over 3 floors with a SUPERB MAIN BEDROOM SUITE as a loft conversion. There are a good many reception areas / rooms which can be used for different purposes depending upon requirements. The property has many period features, a garage and off road parking and a very well established 70' rear garden. An internal viewing is recommended to appreciate all that this substantial family home has to offer! VACANT POSSESSION IS AVAILABLE!



5 Bedroom(s)



4 Reception(s)



2 Bathroom(s)



Front entrance door to

ENTRANCE PORCH Original front entrance door leading to

ENTRANCE HALL Radiator, turning stairs to first floor, superb original stain glass windows to side, coved ceiling, panelled doors leading to

SITTING ROOM 4.54m (14'11) x 3.79m (12'5) A good size front reception room with radiator, marble fireplace with insert and hearth, double glazed square bay window to front, picture rail, coved ceiling, ceiling rose.

STUDY / OFFICE / PLAY ROOM 2.74m (9') x 2.71m (8'11) Currently used as a study but has other options depending upon requirements, radiator, double glazed windows to front and side, coved ceiling.

FURTHER RECEPTION ROOM / DINING ROOM 3.98m (13'1) x 3.19m (10'6) CLEAR FLOOR SPACE Another excellent size reception room with radiator, feature marble fire surround with tiled insert and hearth, recesses either side, doors to conservatory / dining area with windows either side, picture rail, coved ceiling.

FURTHER RECEPTION ROOM 3.02m (9'11) x 2.66m (8'9) CLEAR FLOOR SPACE Having a number of different uses and previously used as a wine room but could be a TV room or snug, radiator, chimney breast with recesses either side, storage cupboards and inset lighting, bi-folding glazed doors giving access to what was used as the wine store but can easily be removed to make the room bigger, door to under stairs storage cupboard, window to rear, coved ceiling, door to

KITCHEN / BREAKFAST ROOM 6.67m (21'11) x 3.5m (11'6) > 2.23m A superb and well fitted rear kitchen / breakfast room, well lit and having a range of units comprising inset one and a half bowl sink unit with mixer tap, built in hob with cooker hood above, twin eye level ovens, integrated dishwasher, cupboards and drawer units, integrated fridge freezer, eye level cupboards, tiled flooring, column radiator, feature semi-circular granite breakfast bar, double doors and side lights giving access to the garden, window to side, wide opening to the conservatory / dining area, coved ceiling, inset spot lights, door to

UTILITY AREA 1.92m (6'4) x 1.72m (5'8) Space for washing machine and tumble dryer, tiled flooring, radiator, door to side giving access to the side area of garden, vaulted ceiling, door to

GROUND FLOOR CLOAKROOM Wash hand basin, w.c, radiator, tiled flooring, window to side.

CONSERVATORY / DINING AREA 4.45m (14'7) x 3.17m (10'5) The sellers use this as the main dining area but as previously mentioned the ground floor accommodation is adaptable dependent upon an individual buyers requirements. There are two radiators, windows to side and rear, double doors giving access to the garden, the whole area has an orangery style feel to it.

FIRST FLOOR LANDING Radiator, useful built in storage cupboard, this is where you get the full effect of the virtually full height stain glass window on the half landing flooding the landing with light, coved ceiling, panelled doors leading to

BEDROOM 4.05m (13'3) x 2.71m (8'11) A well lit dual aspect room with radiator, window to side, two windows to front, fireplace (decorative only).

BEDROOM 3.95m (13') x 3.25m (10'8) CLEAR FLOOR SPACE Radiator, custom built wardrobe cupboards either side of the chimney breast, huge feature mirror to remain, double glazed window to front.

BEDROOM 3.98m (13'1) x 3.08m (10'1) CLEAR FLOOR SPACE Radiator, built in cupboard, fireplace (decorative only), window to rear.

BATH / SHOWER ROOM Another dual aspect room and hence well lit comprising of a feature free-standing bath with mixer tap and shower attachment, w.c, circular bowl wash hand basin with mixer tap, tiled flooring, towel warmer, part wall panelling and part tiling, shower cubicle with fitted shower, extractor fan, coved ceiling, inset spot lights.

BEDROOM 3.03m (9'11) x 2.51m (8'3) CLEAR FLOOR SPACE Radiator, built in airing cupboard housing the wall mounted Vaillant gas fired boiler and storage, window to rear, the feature of this room is it has a vaulted ceiling from which there are stairs leading to the second floor which is where the main bedroom suite is.

BEDROOM AREA 4.76m (15'7) x 3.72m (12'2) + RECESSES WITH STORAGE Three radiators, double glazed balconette to the side, double glazed roof light to the rear which converts into a balcony style recess, open to the en-suite shower and dressing area.

EN-SUITE SHOWER Wash hand basin with mixer tap, built in storage cupboards, large walk-in shower cubicle with remote control rain head and jets, door to w.c with concealed cistern, roof light, extractor fan.

DRESSING AREA Excellent hanging space, built in shelving, roof light to the front, radiator.

GARAGE 5.15m (16'11) x 2.13m (7') Up and over door to the front, light and power connected.

GARDENS To the front there is a set laid driveway providing off road parking for 2/3 vehicles dependent upon the side, the remainder of the front garden has a quarry tiled pathway leading to the front entrance. There is a further area of garden at the side which is bounded by brick walling to the front and one side and laurel hedging to the other. There is a side access gate which leads into the rear garden which measures approximately 70ft and offers excellent privacy from the King Edward Grammar School which is behind and can hardly be seen from the garden.

SUMMER HOUSE 2.91m (9'7") x 2.3m (7'7") To the rear boundary there is a summer house which has power connected.



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For more information, please contact
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