

Adrians

Sales & Lettings Agents

For Sale



Arbour Lane, City Centre, Chelmsford, CM1 7RL

A completely unique and extensive 5/6 bedroom detached home with no onward chain and within walking distance of Chelmsford City centre and mainline station.



5 Bedroom(s)



4 Reception(s)



5 Bathroom(s)



The property enjoys extensive accommodation with 5 bedrooms and 4 bathrooms to the first floor, whilst the ground floor accommodation is extensive and flexible for family living. Entering the property, there is an entrance porch opening onto a large and impressive entrance hall with stairs that rise and turn to the first floor. A superb dining area with separate living room, in addition to an office and main family room which completes the reception rooms. There is also a separate utility and a generous kitchen / breakfast room at the centre of the property, perfect for family living. There is a gated front with ample off road parking and an interesting garden which wraps around the property in different levels with extensive decking and terrace areas.

ENTRANCE PORCH 2.18m (7'2) x 1.6m (5'3)

ENTRANCE HALL 5.84m (19'2) x 2.44m (8'0)

OFFICE 3.4m (11'2) x 2.97m (9'9)

LOUNGE 7.32m (24'0) x 4.5m (14'9)

DINING ROOM 6.25m (20'6) x 3.58m (11'9)

KITCHEN / BREAKFAST ROOM 5.77m (18'11) x 3.58m (11'9) + 11'10" x 4'11"

UTILITY ROOM 3.66m (12'0) x 1.5m (4'11)

SHOWER ROOM 2.03m (6'8) x 1.96m (6'5)

FAMILY ROOM 6.22m (20'5) x 5.05m (16'7)

FIRST FLOOR LANDING 4.5m (14'9) x 4.24m (13'11) + 13'7" x 4'7"

BEDROOM ONE 5.33m (17'6) x 4.19m (13'9)

EN-SUITE 3.76m (12'4) x 2.57m (8'5)

BEDROOM TWO 4.42m (14'6) x 3.63m (11'11)

EN-SUITE 2.82m (9'3) x 1.37m (4'6)

BEDROOM THREE 3.96m (13'0) x 3.48m (11'5)

EN-SUITE 2.62m (8'7) x 1.83m (6')

BEDROOM FOUR 4.39m (14'5) x 3.58m (11'9)

BEDROOM FIVE 5.23m (17'2) x 2.69m (8'10)

BATHROOM 3.73m (12'3) x 1.85m (6'1)

GARDEN

Adrians

Care, Trust & Experience

Approximate total area⁽¹⁾3278 ft²304.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Floor 1

EPC RATING: C
COUNCIL TAX BAND: G
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

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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