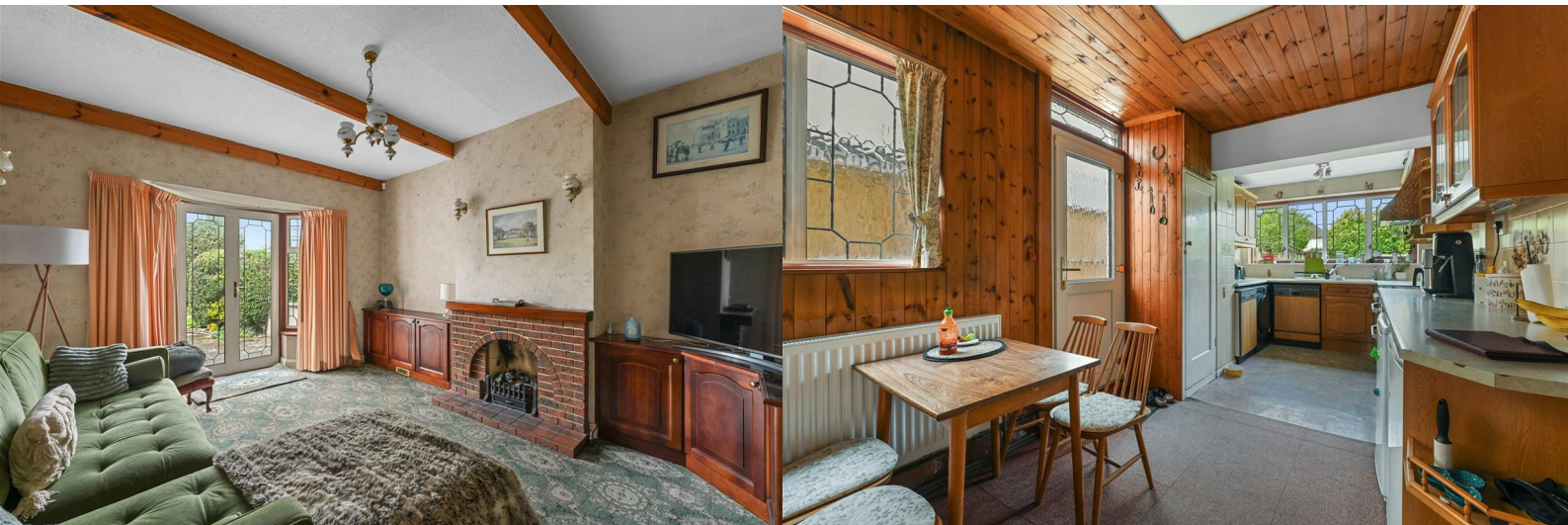
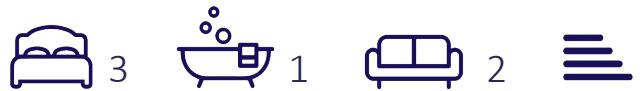




## 104 Longstomps Avenue

Chelmsford, CM2 9LB

Guide price £675,000



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## Entrance Hall

Entrance door, stairs to first floor, radiator.

## Living Room

14'6 x 14' (4.42m x 4.27m)

Bay window to front, radiator, gas fireplace.

## Dining Room

13'2 x 12'1 (4.01m x 3.68m)

Window and door to rear, gas fired fireplace, fitted storage cupboards.

## Kitchen/Breakfast Room

17'9 x 8'4 (5.41m x 2.54m)

Window to rear, door to side. Range of fitted storage cupboards and wood panelling. Space and plumbing for washing machine, dishwasher, fridge, freezer and oven.

## First Floor

### Landing

Stairs to ground floor, access to loft

### WC

Window to side, low level WC.

### Bedroom One

14' x 12' (4.27m x 3.66m)

Bay window to front, fitted wardrobes radiator

### Bedroom Two

13'2 x 12'1 (4.01m x 3.68m)

Window to rear, radiator

### Bedroom Three

9'2 x 8'7 (2.79m x 2.62m)

Window to front, radiator, storage cupboard.

## Bathroom

8'5 x 7' (2.57m x 2.13m)

Window to rear, panelled bath, shower cubicle, wash hand basin. Airing cupboard.

## Exterior

### Frontage

Imprinted concrete driveway with a resin coat leading to double gates to rear garden. Lawned area with hedges and various bushes.

### Rear Garden

Paved patio area with pathway. Remainder laid to lawn with various shrubs, flowers and bushes.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate Gross Internal Area  
1145 sq ft (106 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.photofloorplans.co.uk

**KILN & LODGE**  
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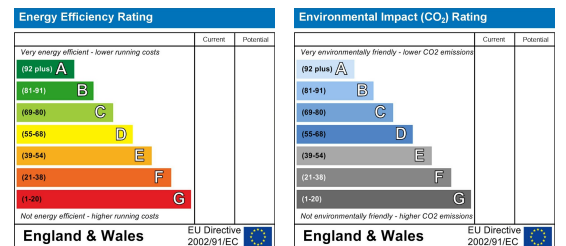
Ground Floor

First Floor

Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.