

# Adrians

Sales & Lettings Agents

**For Sale**



## Russell Gardens, Chelmsford

A particularly spacious four bedroom detached family house located in a sought after cul-de-sac a short drive from the A12 and good access to the City Centre. The property is offered with no onward chain, enjoys a low maintenance rear garden and has the addition of a Victorian style conservatory to the rear.

 4 Bedroom(s)

 2 Reception(s)

 1 Bathroom(s)

[www.adrians-property.co.uk](http://www.adrians-property.co.uk) | 01245 265303 | [info@adrians-property.co.uk](mailto:info@adrians-property.co.uk)



Entrance to the property via UPVC door with leaded light glazed insets leading to

#### **ENTRANCE HALL**

Radiator, tiled floor, half panelled walls, warm air heating duct vents .

#### **CLOAKROOM**

White suite comprising low level w.c., suspended wash hand basin, half tiled walls and tiled floor, warm air heating duct vents .

#### **LOUNGE**

Fireplace with electric fire, suspended bay window to front, stairs rising to first floor with spindle balustrade hand rail, warm air heating duct vents , archway to dining room.

#### **DINING ROOM**

French doors leading to the conservatory, warm air heating duct vents .

#### **CONSERVATORY**

Victorian style glazed and timber, doors leading to garden, tiled floor, electric radiator.

#### **KITCHEN**

Window to rear and door to side, base and eye level fitted units complimented by roll top work surface, space for table, tiled floor, one and a half bowl sink unit, gas hob with oven beneath, extractor hood over, integrated dishwasher and fridge freezer.

#### **LANDING**

Window to front, warm air heating duct vents.

#### **BEDROOM ONE**

Window to rear, fitted wardrobes, warm air heating duct vents.

#### **BEDROOM TWO**

Window to rear, built in wardrobe, warm air heating duct vents.

#### **BEDROOM THREE**

Window to front, built in wardrobe, warm air heating duct vents.

#### **BEDROOM FOUR**

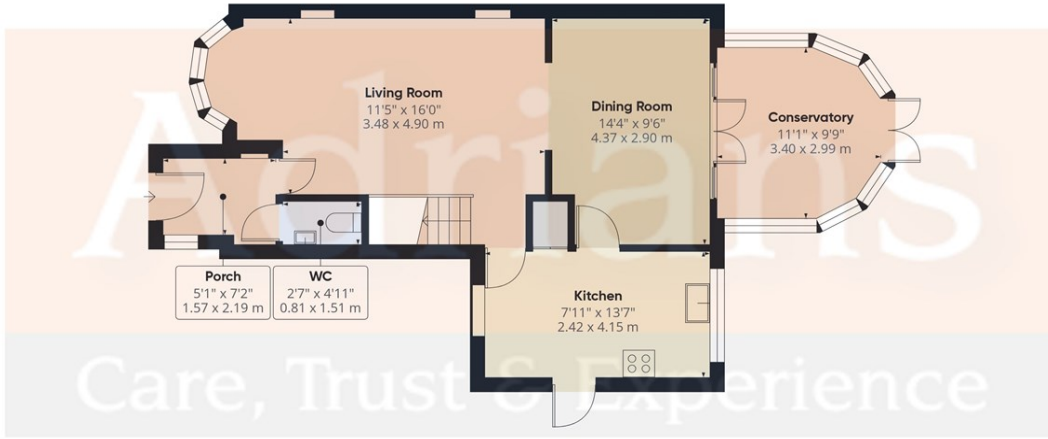
Window to front, built in wardrobe, warm air heating duct vents.

#### **FAMILY BATHROOM**

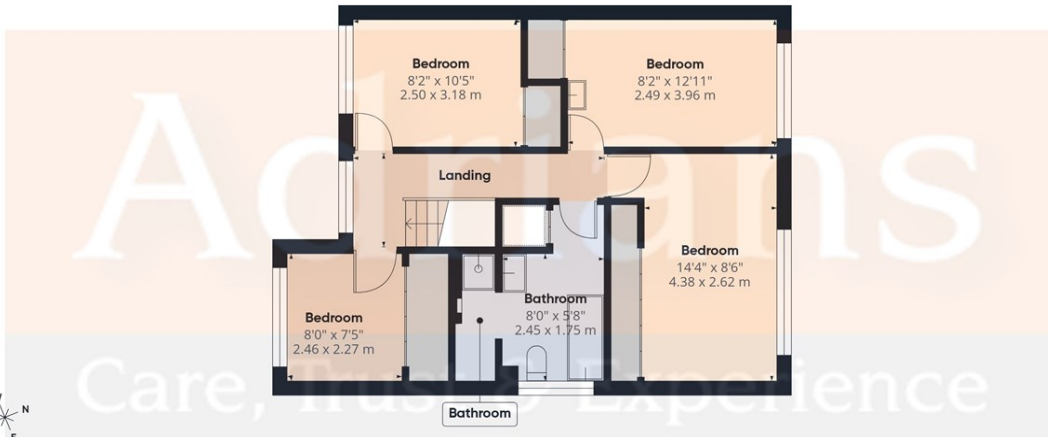
Window to side, victorian style suite comprising pedestal wash hand basin, panelled bath with mixer taps, shower attachment, low level w.c., tiled floor, separate shower cubicle and dressing area, warm air heating duct vents.

#### **GARDEN**

The property benefits from a hard scaped low maintenance garden mostly laid to light resin with shrub borders, fenced to boundaries, pedestrian side access. To the front of the property there is a driveway. Garage with up and over door with plumbing for washing machine.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1226 ft<sup>2</sup>  
113.7 m<sup>2</sup>

(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

**EPC RATING: D**  
**COUNCIL TAX BAND: E**  
**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 received for your records.

**For more information, please contact**

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