

## Katonia Avenue, Mayland, Chelmsford

Guide Price £425,000

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- Three-bedroom semi-detached family home
- Located on the popular Katonia Avenue in Mayland
- Substantially extended lounge, now approximately twice its original size
- Lounge finished with attractive wooden flooring
- Good-sized kitchen with excellent storage
- Main bedroom with en-suite plumbing already installed, ready to be completed
- Two further bedrooms and a family bathroom
- Driveway parking plus garage
- South-west facing, unoverlooked rear garden with farmers' fields and tennis courts beyond
- The location is conveniently situated at the top of the road, opposite the doctors' surgery, with a pre-school and nursery nearby. The section mentioning the tennis court could also highlight the two playground areas, BMX track and skatepark to attract gr

# Guide Price £400,000 - £450,000

# Three Bedroom Semi-Detached Home | Extended Lounge | Garage & Driveway | South-West Facing Garden

A little more space, a lot of potential, and a rear garden that might just steal the show.

Welcome to this well-presented three-bedroom semi-detached home on Katonia Avenue, Mayland, offering generous living accommodation, useful parking and a fantastic rear outlook that gives this property a little something extra.

And if space is what you're after, the lounge is going to make you smile.

Originally a more conventional-sized reception room, the lounge has been extended and is now around twice the size it was originally. Finished with beautiful wooden flooring, there's plenty of room here for the whole family, a large sofa or two, entertaining, relaxing and all the other things that somehow seem to require considerably more space than you thought you'd need!

In short, this isn't one of those lounges where everyone has to negotiate who gets the corner of the sofa.

The Garden Could Be the Real Showstopper
Head outside and things get even better.

The rear garden enjoys a south-west facing aspect, meaning you can make the most of the afternoon and evening sunshine.

And here's the really good bit...

You're not looking straight into someone else's kitchen window.

Behind the property are farmers' fields and tennis courts, creating a lovely open outlook and giving the garden a much greater sense of space and privacy.

It's the kind of garden that lends itself perfectly to summer BBQs, lazy Sunday mornings, entertaining friends or simply sitting outside at the end of the day and pretending you're on holiday.

A Kitchen With Somewhere to Put Everything
The kitchen is a good size and, importantly, offers plenty of storage.

Because apparently no matter how many cupboards you have, there is always one more kitchen gadget that needs somewhere to live.

There's plenty of room for everyday family life, with the existing layout providing a practical and useful space for cooking and entertaining.

Three Bedrooms
Upstairs you'll find three bedrooms, making the property ideal for family living, guests, working from home or simply having a spare room that doesn't have to double up as the ironing room.

The main bedroom has an en-suite ready to be completed, with the plumbing already in place. So the hard bit has been started, leaving the new owner the opportunity to finish it to their own taste and create a really useful additional shower room.

There are also two further bedrooms and a family bathroom, giving the property the flexibility you'd expect from a good-sized three-bedroom home.

Garage & Driveway
Outside the front, the property benefits from driveway parking and a garage, providing valuable off-road parking as well as additional storage.





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/31-katonia-avenue-chelmsford-cm3-6ad/5691194

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

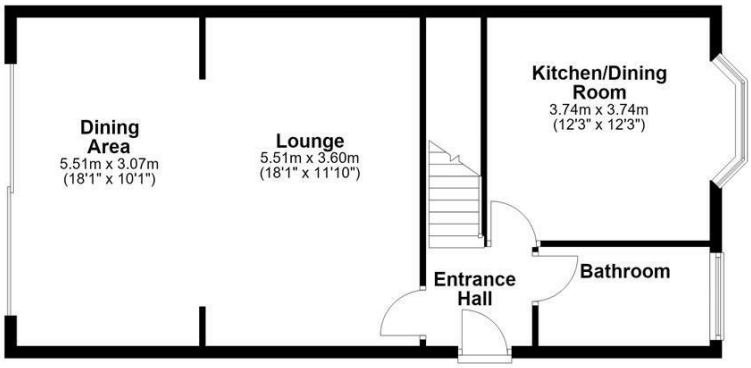
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

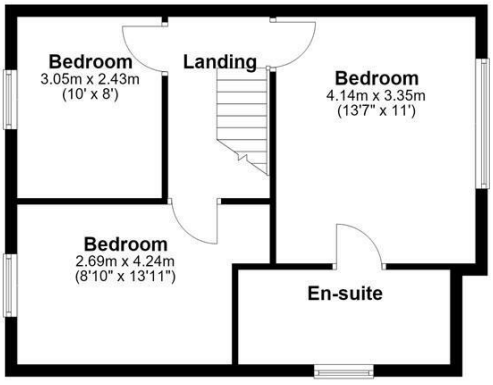




**Ground Floor**




**First Floor**

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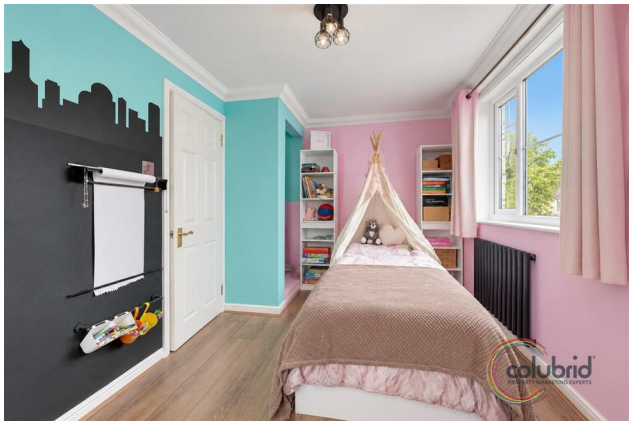





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