

KILN & LODGE

ESTATE AGENTS : REDEFINED



9 Laburnum Drive

Chelmsford, CM2 9NR

Asking price £375,000



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Entrance

4'4 x 3'9 (1.32m x 1.14m)

Entrance door, stairs to first floor, door to:

Lounge

11'11 x 10'4 (3.63m x 3.15m)

Double glazed window to front. Fireplace with brick surround. Radiator. Laminate flooring. Door to;

Kitchen/Diner

14'10 x 9'10 (4.52m x 3.00m)

Double glazed window to rear. Range of fitted storage units with integrated electric oven, microwave, fridge/freezer, dishwasher and washing machine. Work surfaces incorporate the gas hob with extractor hood over. Window and door to rear.

First Floor

Landing

8'11 x 4'1 (2.72m x 1.24m)

Stairs to first floor. Loft access. Access to all rooms.

Shower Room

6' x 5'3 (1.83m x 1.60m)

Double glazed window to rear, shower cubicle, vanity wash hand basin, part tiled walls.

WC

5'3 x 2'10 (1.60m x 0.86m)

Double glazed window to rear, close coupled WC

Bedroom One

12' x 10'5 (3.66m x 3.18m)

Double glazed window to front, radiator, storage cupboard.

Bedroom Two

9'6 x 9'4 (2.90m x 2.84m)

Double glazed window to rear. radiator.

Bedroom Three

10'5 x 6'2 (3.18m x 1.88m)

Double glazed window to front, radiator.

Exterior

Front Garden

Mainly laid to lawn, side access.

Rear Garden

Paved patio area, remainder laid to lawn with flowers and shrub borders, shed to remain. Access to:

Two Garages/Workshop

Two garages with the dividing wall taken down. Power and light connected with a roller shutter door on one side and an up and over door on the other.



Road Map



Hybrid Map



Terrain Map



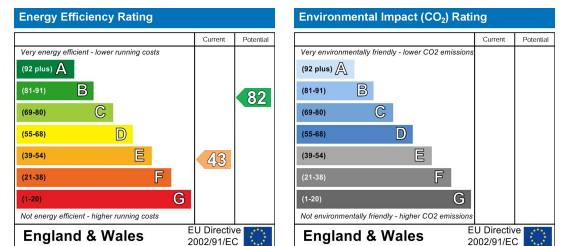
Floor Plan



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



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