KILN& LODGE
ESTATE AGENTS : REDEFINED



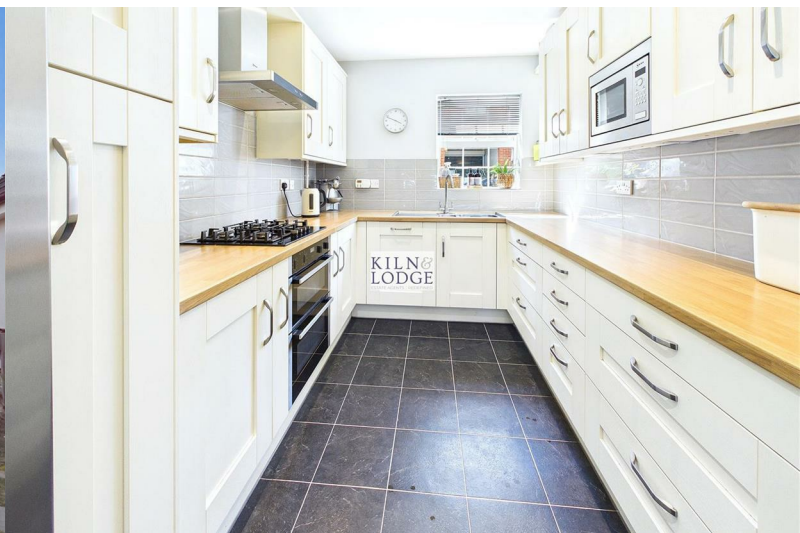
1 Lambourne Chase

Chelmsford, CM2 9FF

Asking price £625,000

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Entrance
11'9 x 6'2 (3.58m x 1.88m)
Entrance door, stairs to first floor, radiator, storage cupboard.

WC
6' x 2'11 (1.83m x 0.89m)
Window to front, close coupled WC, wash hand basin, part tiled walls.

Living Room
19'7 x 11'5 (5.97m x 3.48m)
Bay window to front, French doors to rear, feature fireplace, oak flooring, radiator.

Kitchen/Diner
27'9 x 8' (8.46m x 2.44m)
Window to front, range of fitted storage units with integrated dishwasher and electric oven. Space and plumbing for American style fridge freezer. Work surfaces incorporates stainless steel sink unit, gas hob with extractor hood over, part tiled walls. The dining area benefits from a window to the rear and French doors to the side.

Utility Room
6'7 x 4'6 (2.01m x 1.37m)
Door to rear. Range of fitted storage units with a stainless steel unit, understairs storage cupboard.

First Floor

Landing
13' x 3'9 (3.96m x 1.14m)
Stairs to ground floor, access to loft, airing cupboard.

Bedroom One
11'6 x 8'10 (3.51m x 2.69m)
Window to rear, fitted wardrobes, radiator.

Ensuite
7'5 x 4'6 (2.26m x 1.37m)
Window to rear, enclosed shower cubicle, close coupled WC, wash hand basin. Radiator.

Bedroom Two
11'6 x 8'10 (3.51m x 2.69m)
Window to rear, radiator.

Bedroom Three
9'11 x 7'10 (3.02m x 2.39m)
Window to front, radiator.

Bedroom Four
8'1 x 7'6 (2.46m x 2.29m)
Window to front, radiator.

Four Piece Bathroom
10'8 x 6'3 (3.25m x 1.91m)
Window to front, panelled bath with shower attachment. Close coupled WC, wash hand basin, shower cubicle, part tiled walls, heated towel rail.

Garage & Office Area
14'2 x 9'5 (4.32m x 2.87m)
Up and Over door, power and light connected. Office Area - Door to rear, power and light connected.

Frontage/Driveway
Off Road Parking

Landscaped Rear Garden
Paved patio area, remainder laid to lawn with an additional patio area, access to front.

Agent Note
Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.





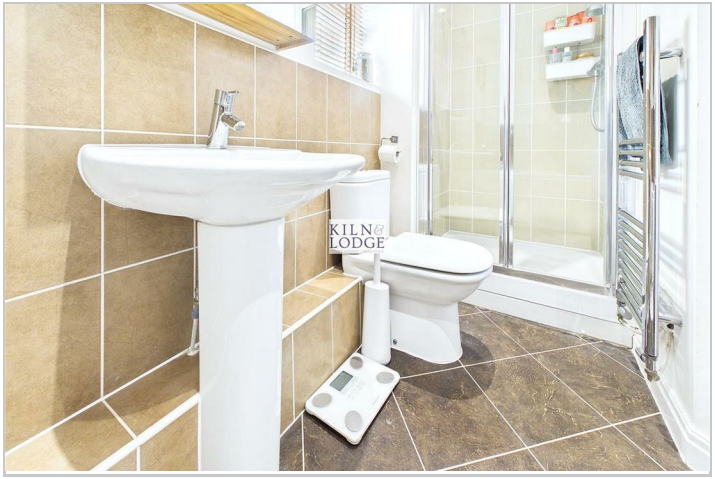












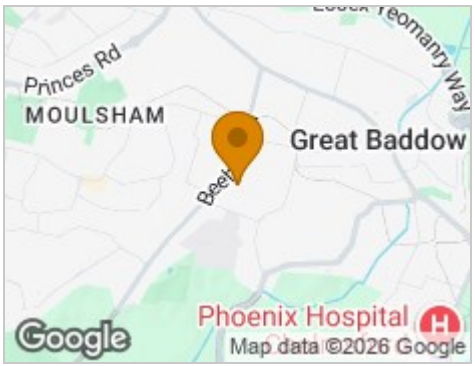
Road Map



Hybrid Map



Terrain Map



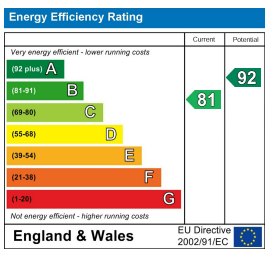
Floor Plan

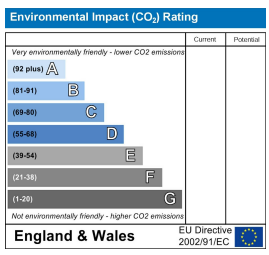


Viewing

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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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