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Sales & Lettings Agents



For Sale







St Anthonys Drive, Moulsham Lodge, Chelmsford, CM2 9EH

This CONSIDERABLY IMPROVED 3 bedroom end of terrace house has the huge benefit of OFF ROAD PARKING plus a GARAGE and hence is HIGHLY RECOMMENDED! Internally the property is very well presented and has a real homely feel to it and comprises an entrance hall, CLOAKROOM, pleasant lounge at the front, refitted kitchen / dining room, small utility area and a FURTHER ROOM ideal as study / office. There are 3 bedrooms and bathroom on the first floor, a neat low maintenance Westerly facing garden and the property has a most pleasant aspect as it BACKS SCHOOL PLAYING FIELDS. Well worth an internal viewing!

3 Bedroom(s)

2 Reception(s)

1 Bathroom(s)














Rosie



Front entrance door to

ENTRANCE HALL Encased radiator, stairs to first floor with storage cupboard under, coved ceiling, doors to

LOUNGE 3.91m (12'10) x 3.39m (11'1) A most pleasant front reception room with radiator, electric stove set in a surround with hearth, panelling to one wall, double glazed window to front, coved ceiling, custom made glazed double doors and side lights leading to

KITCHEN / BREAKFAST / DINING ROOM 5.3m (17'5) x 3.05m (10'0)

KITCHEN AREA refitted with pale green units, one and a half bowl enamel sink unit with mixer tap, working surfaces with cupboards and drawer unit, integrated fridge freezer, large island/breakfast bar with built in hob and oven, further cupboards either side, breakfast bar area to the other side, double glazed window to side, door to small utility area, open to DINING AREA with upright radiator, further set of custom built double doors with side lights leading to further room.

UTILITY AREA 2.1m (6'11) x 1.84m (6'0) MAXIMUM A small but useful triangular shaped area where the current sellers have the washing machine, and is ideal as a boot area for coming in from the garden. There is a double glazed window to rear and door giving access into the garden.

FURTHER ROOM 2.66m (8'9) x 2.03m (6'8) An addition room off of the dining area having a number of different uses depending upon requirements. It has a radiator, double glazed window to rear, door giving access to the garden, door giving access to

CLOAKROOM Divided into two areas, the first having a wash hand basin and double glazed window to rear, there is then a further door to a w.c and window to side.

FIRST FLOOR LANDING Double glazed window to side, access to loft space, coved ceiling, doors to

BEDROOM ONE 3.95m (13') x 3.27m (10'9) Radiator, double glazed window to front.

BEDROOM TWO 3.27m (10'9) x 3m (9'10) Radiator, double glazed window to rear with good view over the garden and school playing fields beyond.

BEDROOM THREE 2.55m (8'4) x 1.94m (6'4) MAXIMUM An 'L' shaped room with radiator, double glazed window to front.

BATHROOM White suite comprising panel enclosed bath with mixer tap, fitted shower with rain head and separate hose, screen to side, vanity wash hand basin set in a unit with mixer tap, w.c with concealed cistern, towel warmer, double glazed window to rear, coved ceiling, built in cupboard housing the wall mounted gas fired boiler.

GARAGE & PARKING To the front, the property has the unusual benefit of off road parking for a number of vehicles. The sellers have created a gravelled area of the front of the property providing off road parking which is bounded by sleeper edging, and there is a small area directly in front of the house which has shrubs which screen the parking area from the house. To the side of the property there is a shared driveway giving access to the garage. We also understand from the sellers that they are able to park further vehicles on their part of this driveway.

GARDENS There is a side access gate which leads into the rear garden which has a most pleasant open view to the rear, backing Moulsham School playing fields and being Westerly facing. It commences with a pathway and borders leading down the side of the garage to the main area of garden at the rear where there is a timber pergola with seating area under which ideal for entertaining, there is a pebbled surround, wood store and although not a large garden it is quite private.



EPC RATING: D
COUNCIL TAX BAND: C
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

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For more information, please contact

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