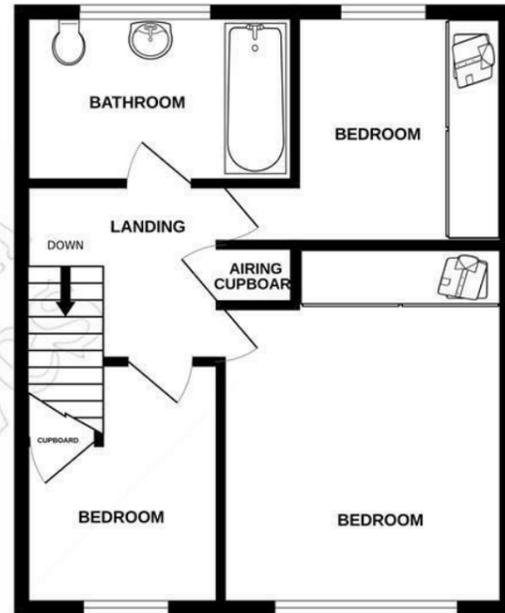
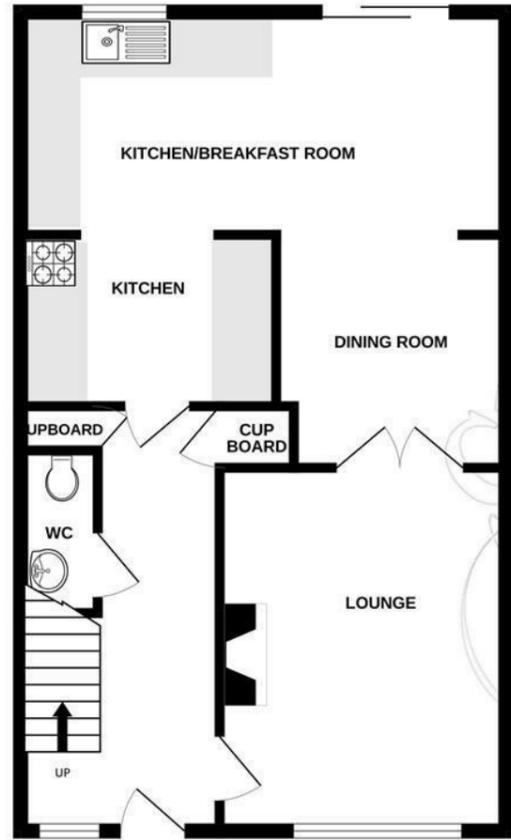


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Church & Hawes

Est. 1977

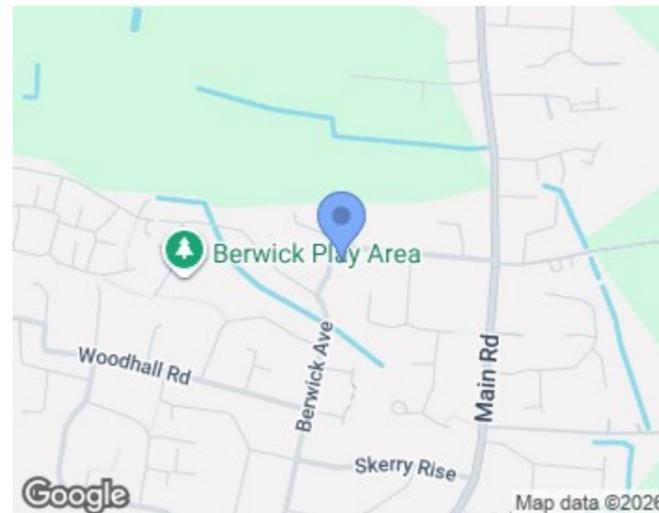
Estate Agents, Valuers, Letting & Management Agents



## 12 Heathfield Road, Chelmsford, CM1 7BZ

NO CHAIN SALE. Extended 3 bedroom house featuring bathroom with refitted 3 piece white suite and electric shower, 2 principle bedrooms with fitted wardrobes, lounge, dining room, fitted kitchen breakfast room with oven, hob, washing machine, fridge and freezer, G/F/Cloaks, rear garden, garage with workshop area and driveway parking, gas heating and PVCu glazing. Set within the popular parish of Broomfield which is situated to the North of Chelmsford, the property is conveniently positioned within walking distance of local amenities and a bus stop with service into the city centre. The parish of Broomfield offers a village like feel with its own Church and church green, two local pubs/restaurant's, library, local news agents/convenience store, a football club and cricket club. Situated to the North of Chelmsford city centre, Broomfield offers a regular bus service to the city centre and mainline station. Freehold. EPC: C. Council Tax: C. Freehold.

Price £395,000



## ACCOMODATION

### FIRST FLOOR

#### LANDING

Textured and coved ceiling, access to loft space via ladder, airing cupboard, doors to:

#### BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, radiator. Refitted white bathroom suite comprising: Low level WC, vanity wash hand basin, bath with mixer taps and electric shower over and glazed shower screen, tiled to bath and shower area.

#### MAIN BEDROOM 12'6 x 9'4 (3.81m x 2.84m)

PVCu sealed unit double glazed window to front, radiator, textured and coved ceiling, fitted wardrobes to one wall, chest of drawers.

#### BEDROOM 2 9'9 x 8'9 max (2.97m x 2.67m max)

PVCu sealed unit double glazed window to rear, radiator, textured and coved ceiling, fitted wardrobes concealing gas boiler serving heating and hot water and chest of drawers to one wall.

#### BEDROOM 3 9'1 x 7'10 (2.77m x 2.39m)

PVCu sealed unit double glazed window to front, radiator, textured and coved ceiling, bulkhead storage cupboard.

#### GROUND FLOOR

Entrance door with PVCu sealed unit double glazed side light to:

#### HALL

Textured and coved ceiling, radiator, stairs rise to first floor with understairs cupboard, built in cloaks/storage cupboard, doors to:

#### GROUND FLOOR W C

Textured and coved ceiling, extractor fan. White suite comprising, vanity wash hand basin with tiled splash back, low level WC.

#### KITCHEN 12'8 x 8 (3.86m x 2.44m)

PVCu sealed unit double glazed window to rear and velux window in part vaulted textured ceiling, refitted

white kitchen units with grey work surfaces comprising: single drainer stainless steel sink unit with mixer taps inset to worksurface with drawers and cupboards under, inset 4 ring gas hob with concealed extractor fan over, work surface with cupboard and storage space under housing fridge and freezer to remain, single base unit, worksurface with space under and washing machine to remain, floor to ceiling unit houses double oven with cupboards over and under, 5 wall cupboards with tiled splash back to work surfaces. Open to:

#### DINING ROOM 15'4 x 9 (4.67m x 2.74m)

PVCu sealed unit double glazed sliding patio doors to rear garden and velux window in part vaulted textured ceiling, 2 radiators, double doors to:

#### LOUNGE 11'4 x 11 (3.45m x 3.35m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, 2 radiators, feature fire place with inset electric fire extending to display shelving, 2 wall lights, door to hall.

#### OUTSIDE

##### FRONT

Laid to lawn with shrub border to front

##### GARAGE & DRIVEWAY

Located to side just off Erick avenue with own drive and parking, side access to rear garden. Large single garage with up and over door PVCu windows to side and rear, personal door to side, light and power.

##### REAR GARDEN 45 (13.72m)

Secluded, laid mainly to lawn with raised flower and shrub bed, summer house, direct access to the detached garage and workshop.

#### AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not

tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- THREE BEDROOMS
- THREE PIECE BATHROOM SUITE
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH WHITE GOODS
- GROUND FLOOR CLOAKROOM
- GARAGE & DRIVEWAY
- GAS HEATING & PVCu GLAZING
- FREEHOLD. EPC:C. C/TAX:C.
- NO CHAIN SALE

