



Gimli Watch, Chelmsford, CM3 5LD

Asking price £425,000



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Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the sitting room, kitchen and ground floor cloakroom. The sitting room has sash window to the front elevation, central fireplace with inset log burner and stone surround upon a slate hearth along with an opening to the rear leading to the orangery. The orangery has windows to the side and rear overlooking the paved terrace and garden beyond along with lantern roof and French doors leading out to the rear.

A further opening leads around to the recently refitted kitchen which is presented in a deep cream beneath granite work surfaces. Fitted appliances include fridge, dishwasher and oven beneath the four ring induction hob along with under mounted sink. A further door leads from the kitchen back to the entrance hallway where the under stairs cloakroom is fitted with a low level W.C. corner wash hand basin and window to the side elevation.

To the first floor there are three double bedrooms along with the family bathroom. Bedroom one has a sash window to the front elevation, along with a range of fitted wardrobes and door leading to the en-suite shower room which comprises shower enclosure, wash hand basin set upon a vanity storage cupboard and low level W.C. completed by tiled flooring. Bedroom two also has a sash window to the front elevation whilst bedroom three has an opening Velux window to the rear.

Externally

To the front of the property the block paved carport gives way to the integral garage which has been separated into a storage section with a workshop to the rear complete with window and door leading out to the rear garden. The front door is accessed via steps which are flanked by an area of lawn and planted with established rose shrubs.

The rear garden, is laid to lawn and planted with established beds and enclosed by wood panel fencing, with a paved terrace to the immediate rear of the property. A covered pergola area creates a great sun trap and is an ideal area for al-fresco dining.

Location

Located approximately 1 mile walk from the centre of South Woodham Ferrers, where there are a range of independent and High Street stores along with restaurants and pubs. South Woodham Railway station is just 1.1 miles from the property and offers a frequent service to London Liverpool Street.

South Woodham Ferrers also offers supermarkets in Asda and Sainsburys along with a number of education facilities from nurseries through to William de Ferrers secondary school with its Ofsted rated "Good" education.

Entrance Hall

W.C

5'11" x 3'5" (1.80m x 1.04m)

Sitting Room

18'9" x 11'10" (5.72m x 3.61m)

Kitchen

9'9" x 9'0" (2.97m x 2.74m)

Orangery

14'9" x 9'0" (4.50m x 2.74m)

Bedroom One

14'5" x 9'4" (4.39m x 2.84m)

En-suite

9'4" x 4'4" (2.84m x 1.32m)

Bedroom Two

15'0" x 9'3" (4.57m x 2.82m)

Bedroom Three

11'6" x 9'6" (3.51m x 2.90m)

Bathroom

10'2" x 5'8" (3.10m x 1.73m)

Carport

9'4" x 8'7" (2.84m x 2.62m)

Garage Area

10'3" x 9'4" (3.12m x 2.84m)

Workshop

9'4" x 6'7" (2.84m x 2.01m)

Services

Council Tax Band - D

Local Authority - Chelmsford City Council

Tenure - Freehold

EPC - TBC

Mains Electric

Gas Fired Heating

Mains Water

Mains Drainage

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be of brick

and block construction.

Accessibility Notice - The property does not have step free access.

Broadband Availability - Ultra-fast Broadband Available with speeds up to 10000mbps (details obtained from Ofcom Mobile and Broadband Checker) – June 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE (details obtained from Ofcom Mobile Checker) - June 2026.

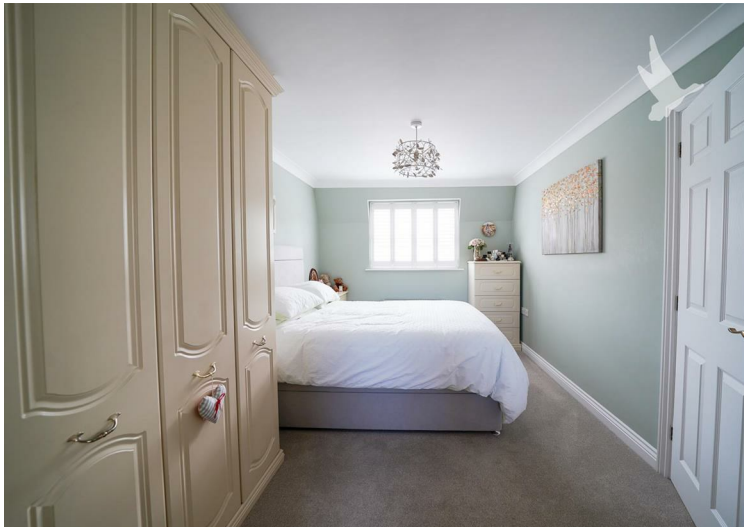
Flooding from Surface Water – Low Risk

Flooding from Rivers and Sea - Very Low Risk

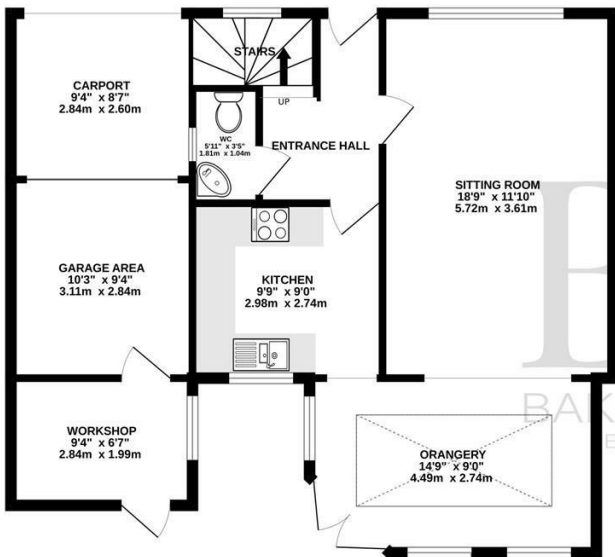
Flooding from Reservoirs Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

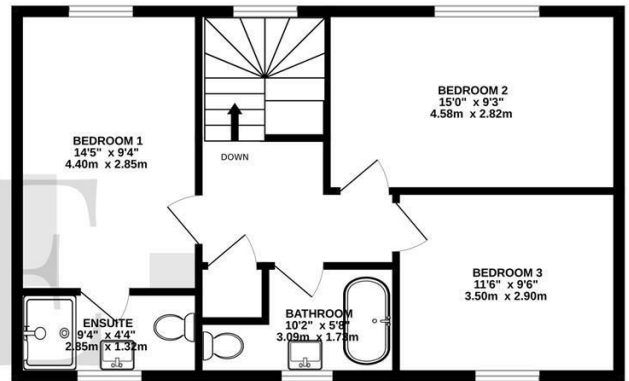
(details obtained from gov.uk long term flood risk search) - June 2026



GROUND FLOOR



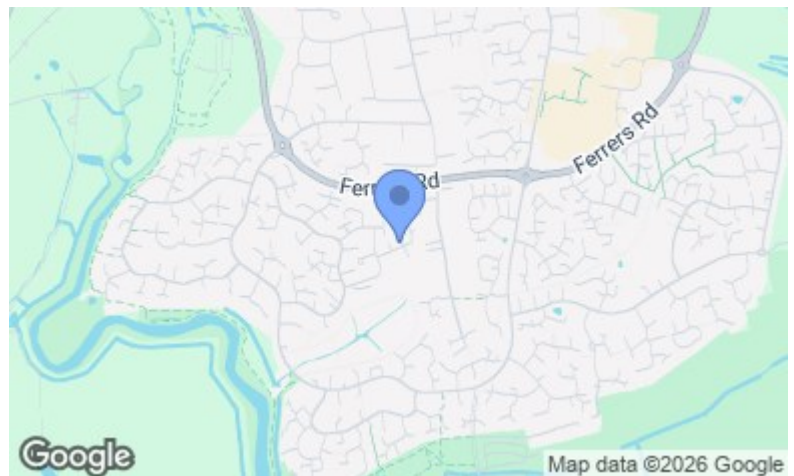
1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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