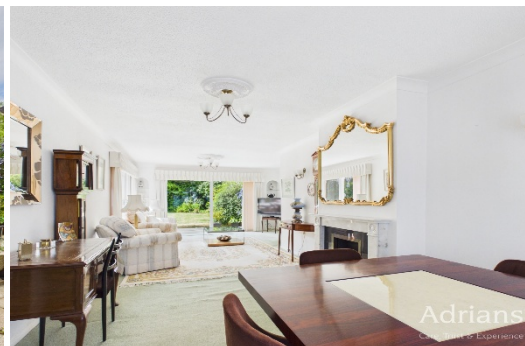


Adrians

Sales & Lettings Agents

For Sale



Hornbeam Close, Chelmsford, CM2 9LW

An opportunity to acquire a substantial, extended and very well presented 4 bedroom property in this highly sought after and rarely available road of similar large properties on the South side of Chelmsford. The property benefits from a large two-storey extension to the rear, has a porch extension and the garage has also been extended forward. It has a good size area of off road parking to the front for a number of vehicles and an established West facing rear garden about 60' in depth from the rear of the extension. It also offers excellent potential for further extension, subject to the necessary consents. Local amenities are close by and Chelmsford City centre and station are within easy driving distance. Adaptable accommodation and worthy of an internal viewing, **HIGHLY RECOMMENDED!**



4 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



PORCH AREA

Display niche, open to

ENTRANCE HALL

Stairs to first floor with cupboard under, coved ceiling, small paned glazed doors leading to lounge area, dining room and kitchen

LOUNGE & FAMILY AREA 8.79m (28'10) x 4.57m (15'0) > 3.32m (10'11)

A superb well lit dual aspect and extended room with the LOUNGE AREA with feature marble fire surround and hearth with gas coal effect fire, double glazed windows to sides and bow window to front, coved ceiling, wide opening to FAMILY AREA at the rear being Westerly facing and having two sets of double glazed patio doors, one to the side and one immediately to the rear giving a superb view over the garden, coved ceiling, two decorative ceiling roses.

DINING ROOM 3.25m (10'8) x 3.1m (10'2)

Double glazed windows to front and side, coved ceiling.

AGENTS NOTE

The ground floor layout could be quite easily used as a lounge/dining room due to it's size and then the dining room to be a separate study/office.

KITCHEN / BREAKFAST ROOM 4.22m (13'10) x 2.44m (8')

Well fitted with range of dark oak fronted units with inset twin bowl single drainer sink unit with mixer tap, working surfaces with drawers and cupboards under, built in hob with cooker hood above, oven, space for dishwasher, tiled flooring, tiling over worktops, eye level cupboards with under-lighting, space for fridge freezer, breakfast bar area, integrated freezer, cupboard housing the gas fired warm air heating unit, inset spotlight, pelmet lighting above the sink unit, two double glazed windows to rear, 'hidden' sliding door giving access to:

SMALL UTILITY AREA

Tiled flooring, open to a recess with working surface with space under for washing machine, shelving over for microwave, double glazed door giving access to the side and further door leading to

CLOAKROOM

Recently refitted with a white suite comprising w.c, vanity wash hand basin with mixer tap, tiled flooring, towel warmer, fully tiled walls, extractor fan, double glazed window to side with fitted blind.

LANDING

A good size 'U' shaped landing, large enough to have an item of furniture and having a double glazed window to rear with the view over the garden, coved ceiling, decorative ceiling rose, access to loft space, built in airing cupboard and doors to:

BEDROOM ONE 3.99m (13'1) x 3.58m (11'9)

Range of free-standing wardrobe cupboards and tall drawer unit to the side to remain, double glazed windows to front and rear with view over the garden, coved ceiling.

BEDROOM TWO 3.76m (12'4) x 3.05m (10') CLEAR FLOOR SPACE

Range of free-standing mirror fronted wardrobe cupboards to remain, built in linen cupboard, double glazed window to front, coved ceiling.

BEDROOM THREE 3.58m (11'9) x 3.12m (10'3)

Built in mirror fronted wardrobe cupboards, free standing range of bedside units with display niches above and top boxes over with wardrobe cupboards either side, double glazed windows to front and both sides, coved ceiling.

BEDROOM FOUR 3.33m (10'11) x 2.08m (6'10) MAXIMUM

'L' shaped with free-standing wardrobe cupboards to remain, mirrored recess, double glazed window to side, coved ceiling.

BATH / SHOWER ROOM

Recently refitted with a white suite comprising panel enclosed bath with mixer tap and shower attachment, w.c, vanity wash hand basin with mixer tap, shower cubicle with fitted shower, tiled flooring, towel warmer, fully tiled walls, double glazed windows with fitted blinds to two aspects, extractor fan, inset spot lights.

GARAGE 6.3m (20'8) x 2.26m (7'5)

An attached garage having been extended to the front and having an electric roller shutter door, light and power connected, personal door at the rear giving access to the rear garden.

GARDENS

To the front there is a large sweeping block pavor driveway affording off road parking for a good many vehicles and there is a raised bed to the front boundary. There is a side access gate leading into the rear garden which is West facing and approaching 60ft from the rear extension, a mature well established most pleasant rear garden, commencing with paved patio area, outside tap, steps up to area of lawn, pathway leading to the rear boundary where there is a further patio / seating area, well stocked borders with shrubs, plants, trees etc. There is also an electric awning on the rear of the family area.

AGENTS NOTE

Although this property already benefits from extensions, it still offers excellent potential to further extend, subject to the necessary consents.



Floor 0

Approximate total area^m
1373 ft²
127.4 m²
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

EPC RATING: E
COUNCIL TAX BAND: F
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

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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