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For Sale

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St. Michaels Drive, Roxwell, Chelmsford, CM1 4NU

St. Michaels Drive is centred at the heart of Roxwell village, previously voted the best village in Essex and affording good local schooling, Parish Church and a community bought village pub, The Chequers. This impressive four bedroom end of terrace property has undergone significant improvement and provides very comfortable accommodation throughout. There is a good size rear garden whilst to the front there is off street parking. Viewing is strongly advised.



4 Bedroom(s)



2 Reception(s)



3 Bathroom(s)

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Entrance door leading through to

ENTRANCE HALL

Coving to ceiling, double glazed window to side, stairs rising to first floor, radiator.

SITTING ROOM 4.24m (13'11) MAJORITY x 3.76m (12'4)

Double glazed bow window to front, radiator.

DINING AREA 5.28m (17'4) x 2.74m (9')

Inset spot lights, doors opening onto the rear garden, laying open plan to

KITCHEN 5.31m (17'5) x 1.52m (5'0)

Fitted with a comprehensive range of modern wall and base level units, inset single drainer sink unit with mixer tap, range of integrated appliances, radiator, double glazed window to side, access to

GROUND FLOOR SHOWER ROOM

Obscure double glazed window to side, close coupled w.c, shower unit with glazed screen, wash hand basin, modern w.c with concealed cistern, towel rail.

FIRST FLOOR LANDING

Coving to ceiling, double glazed window to side, panelling to walls, inner landing with stairs rising to second floor.

BEDROOM TWO 3.07m (10'1) x 2.79m (9'2)

Double glazed window to front, coving to ceiling, part panelling to walls, radiator.

BEDROOM THREE 3.05m (10'0) x 2.84m (9'4) MAJORITY

Double glazed window to rear, storage cupboard, radiator.

BEDROOM FOUR 2.79m (9'2) x 2.24m (7'4)

'L' shaped with double glazed window to side, over stairs cupboard.

BATHROOM

Obscure double glazed windows to both rear and side, recently fitted suite comprising bath with telephone style mixer tap, wash hand basin with cupboard under, modern w.c with full and half flush, Victorian style radiator with heated towel rail over, tiling to walls.

SECOND FLOOR LANDING

Access to

BEDROOM ONE 3.45m (11'4) + RECESS x 2.74m (9')

Inset spot lights, double glazed window to rear, radiator.

DRESSING ROOM 3.35m (11'0) x 1.75m (5'9) > 5'2

Eaves storage, wall light points, part restricted head height.

EN-SUITE

Velux style window to front, modern suite comprising shower unit, modern w.c with full and half flush, wash hand basin with cupboard under, heated towel rail, part tiling to walls.

OUTSIDE

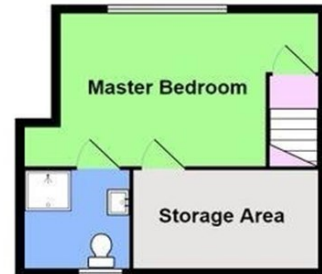
As mentioned previously there is off street parking to the front providing off road parking for approximately 2 vehicles. There is pedestrian side access over a neighbouring property to give access onto the rear garden. The rear garden commences with a large paved patio opening onto the remainder which is mostly laid to lawn and fenced to boundaries.



1st Floor
Area: 37.0 m² ... 398 ft²



2nd Floor
Area: 23.4 m² ... 252 ft²



Total Area: 104.7 m² ... 1127 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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

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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