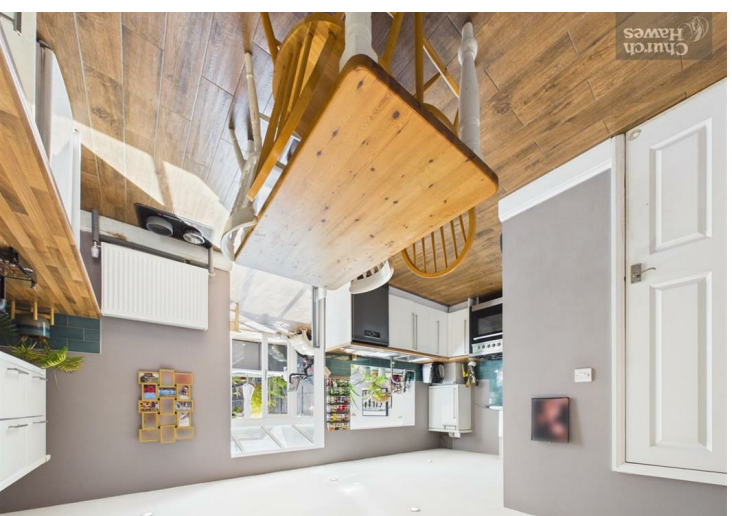
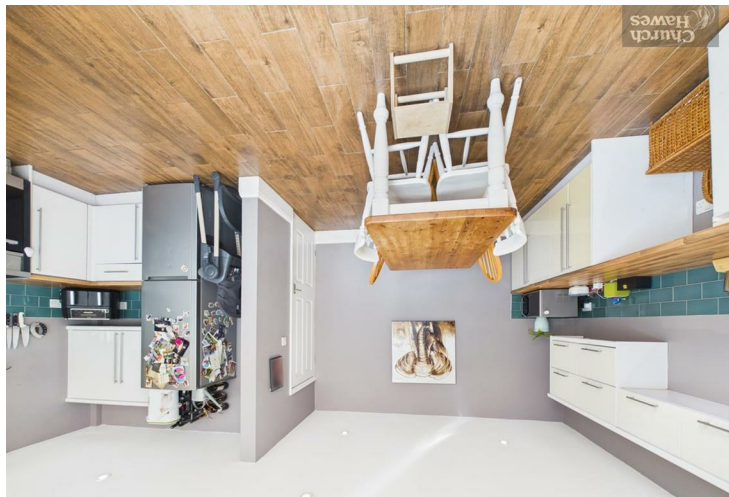
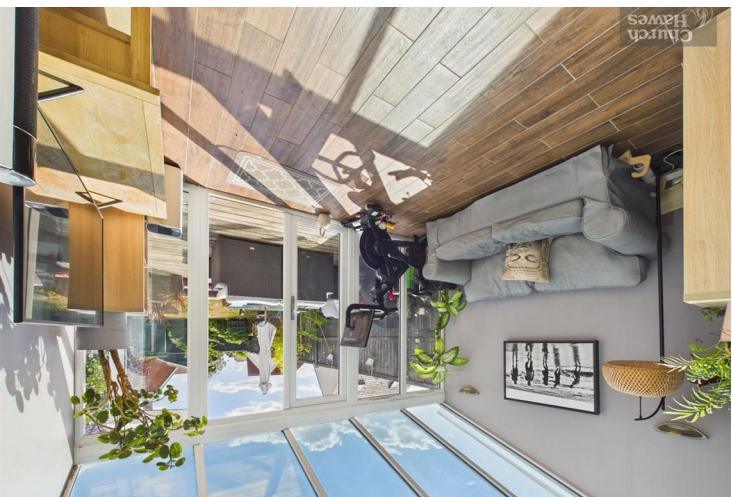
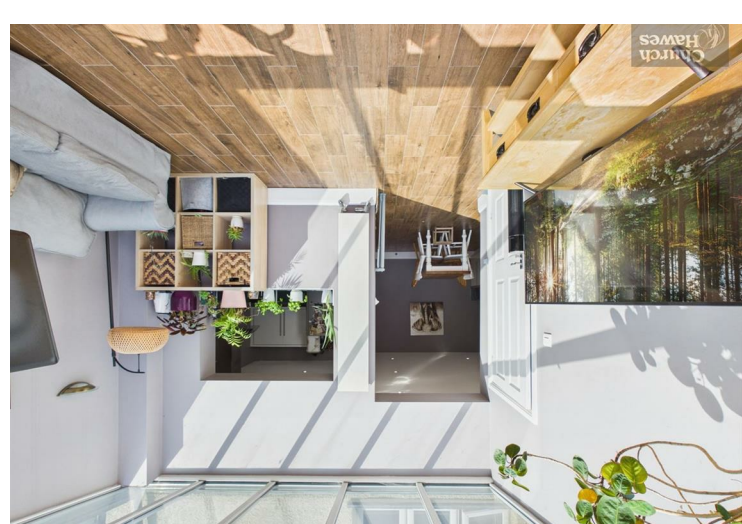
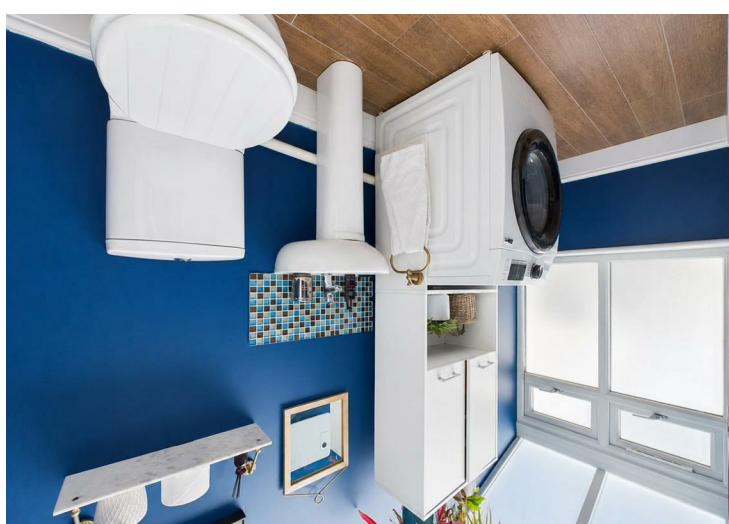
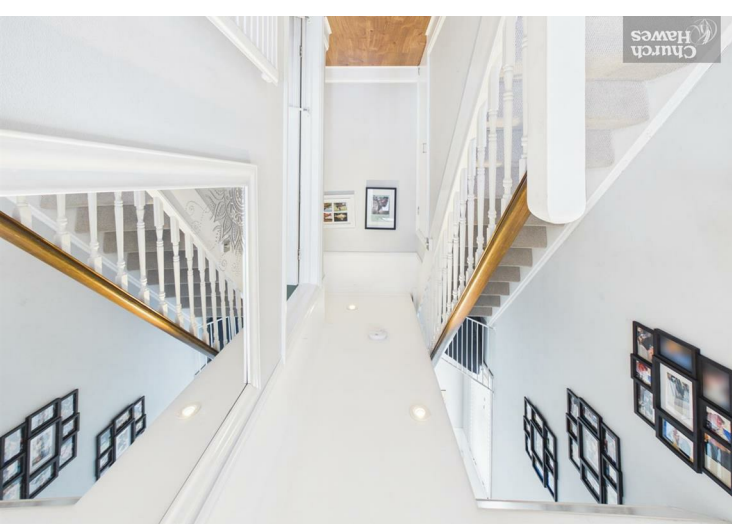




40 Van Diemens Road, Chelmsford , Essex CM2 9QQ
Guide price £500,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £500,000 - £525,000
This attractive 1930s semi-detached house offers a delightful blend of character and modern living. Spanning an impressive 1,104 square feet, the property features a formal lounge, modern open plan kitchen diner which leads into a stunning sun room which the addition of a dual function WC/utility room, the upstairs then enjoys three well-proportioned bedrooms and modern bathroom, making it an ideal home for families or professionals alike.
The interior boasts tasteful decor throughout, creating a warm and inviting atmosphere. The property is set on a sizable plot, providing ample outdoor space and the potential for further enhancement, such as the possibility of developing a separate dwelling or annex where the garage is located at the rear (*please see images of the space), subject to planning permission.

Agents Notes, 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.

