



15 Tapley Road, Chelmsford, CM1 4XY

£420,000

**** LONG REAR GARDEN - GREAT POTENTIAL TO EXTEND - STPP **** A spacious detached family home with **THREE GOOD SIZE BEDROOMS**, (en suite shower room to master bedroom). It is situated in a pleasant cul de sac. The property is well presented and enjoys the following accommodation. Ground floor: **GOOD SIZE HALL, CLOAKROOM, SPACIOUS LOUNGE, SEPARATE DINING ROOM, KITCHEN** (appliances to remain include a hob, oven/grill and extractor hood). First floor: **SPACIOUS LANDING, THREE BEDROOMS, EN SUITE SHOWER ROOM TO MASTER BEDROOM AND FAMILY BATHROOM**. It has gas heating, upvc double glazed sash windows, driveway parking and an attached garage.

LOCALITY INFORMATION

The property is situated in a very desirable mews and is within walking distance of a local Morrisons's Supermarket and shopping parade on Broomfield Road with a variety of shops available including a Tesco's store.

There are frequent bus services in to Chelmsford City centre which has an excellent range of shops and recreational facilities and mainline station to London Liverpool Street.

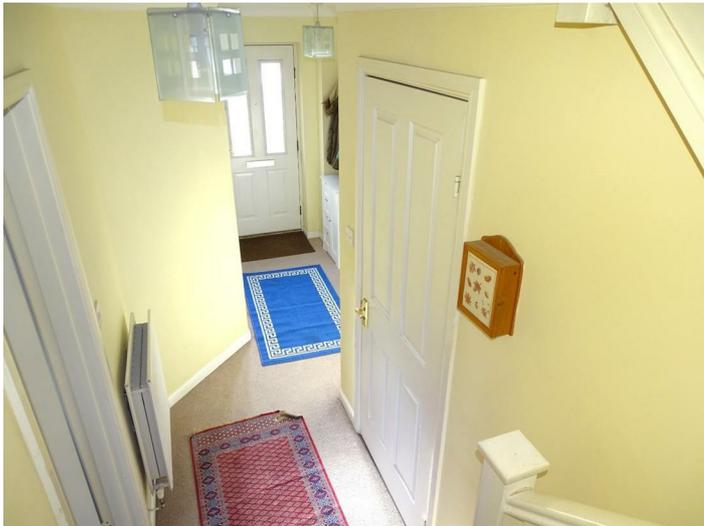
The property is within a reasonable walking distance of the City centre and excellent schools to include King Edward Grammar School, Chelmsford High School for girls and St John Payne Roman Catholic School.

There is a local park close by.

ACCOMMODATION COMPRISES

Entrance door with two frosted double glazed windows to hall.

GOOD SIZE ENTRANCE HALL



Radiator, return stairs to first floor, small paned glazed double doors to lounge, doors to cloakroom, dining room and kitchen.

CLOAKROOM

White suite comprising low level wc, wash hand basin, radiator.

SPACIOUS LOUNGE 19'9 x 10 (6.02m x 3.05m)



Two radiators, dual aspect upvc double glazed sash windows.

REVERSE VIEW



SEPARATE DINING ROOM 11'7 maximum x 10'6 (3.53m maximum x 3.20m)



Radiator, upvc double glazed sash window, upvc double glazed French doors with windows either side to rear garden.

KITCHEN 9'2 x 8'11 (2.79m x 2.72m)



A good range of worktop space with drawers and cupboards below, range of eye level cabinets, corner display shelves, electric four ring ceramic hob, oven/grill, concealed extractor hood above, cupboard housing the gas Potterton Titanium boiler, radiator, two inset ceiling spot lights, upvc double glazed window with view to rear garden, part double glazed door to rear garden.

LANDING



Access to roof space, airing cupboard, doors to bedrooms and family bathroom.

BEDROOM ONE 14'6 x 10 (4.42m x 3.05m)



Radiator, dual aspect upvc double glazed sash windows.

BUILT IN WARDROBES



Range of built in double wardrobes.

SHOWER UNIT



EN SUITE SHOWER ROOM



White suite comprising low level wc, pedestal wash hand basin, shower unit, radiator, two inset ceiling spot lights.

BEDROOM TWO 9'9 x 9'2 (2.97m x 2.79m)



Radiator, upvc double glazed sash window.

BEDROOM THREE 9'8 x 9'2 (2.95m x 2.79m)



Radiator, dual aspect upvc double glazed sash windows.

FAMILY BATHROOM



White suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, radiator, two inset ceiling spot lights, frosted upvc double glazed sash window.

OUTSIDE

There is a hedgerow border to the front and side boundaries and side gate access to the rear garden.

LONG REAR GARDEN



A lovely garden which commences with a large paved patio to the rear elevation. The remainder is lawned with well stocked flower and shrub beds and borders, established trees and fenced boundaries.

REAR ELEVATION



LOWER GARDEN AREA



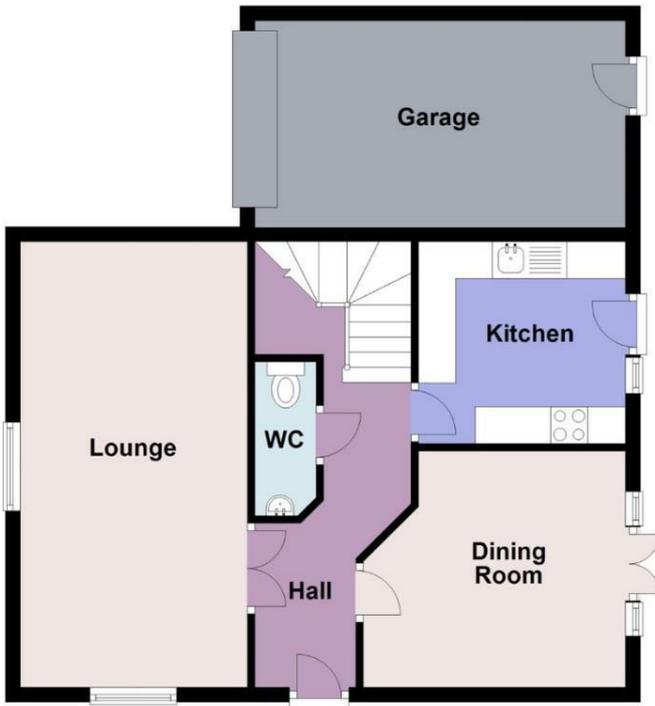
A wild garden area to the foot of the garden.

ATTACHED GARAGE, DRIVEWAY PARKING AND SIDE ELEVATI



There is an attached brick built garage with an up and over door, power and light, eaves space, personal door to rear garden.

Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 113 SQ M (1220 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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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		72	83
		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	

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