

Adrians

Sales & Lettings Agents

For Sale



Plantation Road, Boreham, Chelmsford, CM3 3DZ

This DETACHED BUNGALOW is located on an EXCELLENT SIZE PLOT of approx a QUARTER OF AN ACRE and offers excellent potential for improvement, extension or possible re-development, subject to any necessary consents etc. It was built in the 1930's and understood to have been EXTENDED in the mid 1980's and is now offered for sale with no onward chain. It is situated in the Village of Boreham close to Village amenities and now of course also the newly opened Beaulieu Park Station. An ideal property for those buyers seeking a property to stamp their own mark on and improve to their own tastes and requirements. VIEWING RECOMMENDED!



2 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Front entrance door to

ENTRANCE HALL

Radiator, doors to

DINING ROOM 3.99m (13'1) x 3.02m (9'11)

Radiator, double glazed window to side, door to kitchen, walk through to

LOUNGE 6m (19'8) x 2.89m (9'6)

A good size rear reception room with radiator, double glazed window to side, double glazed patio doors at the rear giving access to the garden, door to kitchen.

KITCHEN 3.94m (12'11) x 3.68m (12'1)

A good size room with dated units comprising single drainer sink unit, working surfaces with cupboards and drawer units, space for washing machine and dishwasher, built in hob and cooker hood above, eye level oven, tiled flooring, two radiators, further older kitchen units, eye level cupboards, two windows to rear, door to

LEAN-TO CONSERVATORY 4.09m (13'5) x 2.26m (7'5)

A lean-to type addition at the rear of the property with power and double doors giving access to the garden

BEDROOM ONE 3.04m (10') x 3.02m (9'11)

Radiator, double glazed bow window to front, further smaller window to side.

BEDROOM TWO 3.04m (10') x 2.48m (8'2) CLEAR FLOOR SPACE

Radiator, built in wardrobe cupboards, double glazed bow window to front.

BATH / SHOWER ROOM

Refitted in more recent years comprising of a panel enclosed bath with mixer tap and shower attachment, w.c, pedestal wash hand basin with mixer tap, shower cubicle with fitted shower, radiator, fully tiled walls, two double glazed windows to side, built in cupboard housing wall mounted Worcester gas fired boiler which we understand was installed in the last couple of years.

GARAGE

Within the rear garden there is an old garage with double doors to the front and personal door at the side giving access into the garden. Access to the garage is down the side of the bungalow and will depend upon the width of the vehicle as there is a limited width.

PARKING

There is a very long driveway measuring over 115ft long from the front boundary to the garage providing off road parking for a number of vehicles, plus the front garden being of good size also has the potential to create further parking and a turning area if required.

PLOT

As previously mentioned the bungalow stands on an impressive plot of approximately 1/4 of an acre subject to land survey, with the front garden measuring approximately 55ft in depth and the rear garden measuring approximately 170ft in depth! The majority of the front garden is laid to lawn with the driveway to one side and a pedestrian pathway to the other. There are double gates the driveway side and a side access gate the other, both giving access into the rear garden. The rear garden is West facing and undoubtedly a feature of the property, commencing with a large block paved patio area, expanse of lawn, numerous and various trees, shrubs and plants, within the garden there is an old shed, summer house and green house to remain.

AGENTS NOTE

This property could appeal to many different buyers as it has different possibilities subject to any consents etc. It could suit buyers who will just modernise and improve the current bungalow, or it could appeal to those buyers who will extend and convert like a number of others in the road, or it has the scope to possibly demolish and for a new property to be built.

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Approximate total area⁽¹⁾
893 ft²
82.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

EPC RATING: TBC
COUNCIL TAX BAND: D
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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