

# Adrians

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**For Sale**



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## The Street, Chelmsford

Located in arguably one of the best roads in Galleywood, is this semi detached family home. The property sits on an established plot giving extensive parking to front and mature gardens to rear. Inside the property there are three good size bedrooms with large re-fitted shower room. To the ground floor there is a good size lounge and separate dining room, well equipped kitchen along with a single garage. Properties of this nature are very rarely available and therefore we do recommend an immediate viewing appointment.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Obscure glazed door leading to Reception Hall

### **RECEPTION HALL**

Radiator, stairs rising to first floor, door to ground floor cloakroom.

### **CLOAKROOM**

Two piece suite with vanity wash hand basin, low level w.c., radiator, under stairs storage cupboard.

### **KITCHEN 4.7m (15'5) x 2.67m (8'9)**

Fitted with a range of white eye and base level units with roll edge work surface, inset one and a quarter bowl stainless steel sink unit with mixer tap, splashback tiling to walls and tiling to floor, oven, cooker hood, washing machine and dish washer all to remain, gas boiler and fridge freezer, double glazed window to side with adjacent door giving access to side pedestrian access to garden, glazed sliding door leading to dining room

### **DINING ROOM 3.18m (10'5) x 2.69m (8'10)**

Double glazed doors leading on to rear garden, radiator, archway leading to Lounge.

### **LOUNGE 6.58m (21'7) x 3.4m (11'2)**

Double glazed window to rear overlooking garden with adjacent door, radiator, york stone fireplace, wall light points.

### **FIRST FLOOR LANDING**

Superb size galleried landing with large window to front with adjacent door leading onto balcony, door leading to bedrooms.

### **RE-FITTED SHOWER ROOM**

Large walk in shower with sliding glass screen and shower over, vanity unit housing concealed low level w.c. and vanity wash hand basin with mixer tap, cupboards and drawers, double glazed obscure window to side, tiled walls, radiator/towel rail.

### **BEDROOM ONE 6.63m (21'9) x 3.43m (11'3)**

Large double glazed window to rear, comprehensive fitted wardrobes to one wall, radiator.

### **BEDROOM TWO 4.47m (14'8) x 2.69m (8'10)**

Double glazed window to front, radiator, airing cupboard.

### **BEDROOM THREE 3.33m (10'11) x 2.69m (8'10)**

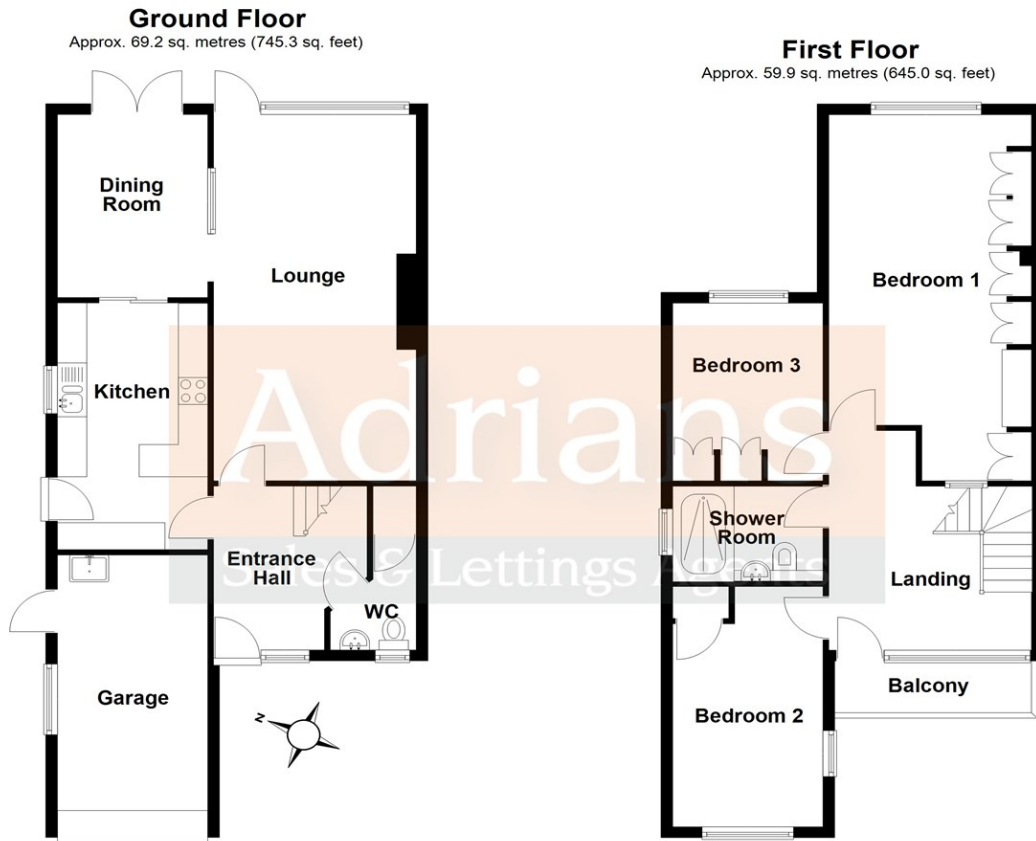
Double glazed window to rear, radiator, built in wardrobes.

### **EXTERIOR**

To the rear of the property is a large paved patio, the majority of the garden is laid to lawn with a large selection of mature and well established shrubs to either side and some fencing. To the front there is a side access, partial lawned area, off road parking for two/three vehicles.

### **GARAGE**

With up and over door, water tap.



Total area: approx. 129.2 sq. metres (1390.3 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE  
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**EPC RATING:**  
**COUNCIL TAX BAND: E**  
**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**

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**For more information, please contact**

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