



7 Elms Drive, Chelmsford, CM1 1RH

£405,000

\*\*\* NO ONWARD CHAIN - SCOPE TO EXTEND TO THE REAR - EXCELLENT CITY CENTRE LOCATION WITHIN WALKING DISTANCE OF THE MAINLINE RAILWAY STATION TO LONDON AND OUTSTANDING SCHOOLS \*\*\* A two bedroom detached bungalow with the potential to convert the dining area in to a third bedroom if required. ACCOMMODATION COMPRISES: LONG ENTRANCE HALL, KITCHEN (needs updating), LOUNGE/DINER, GOOD SIZE KITCHEN, SHOWER ROOM. The property has gas radiator heating and is mostly upvc double glazed. There is off road parking for two cars to the front and a shared driveway leading to a detached garage.

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#### LOCALITY INFORMATION

The property is within walking distance of Chelmsford City Centre; which enjoys the mainline Railway Station to London, numerous restaurants, bars, cinemas and a wide variety of recreational and retail outlets, including a John Lewis department store, located in the Bond Street quarter.

#### ACCOMMODATION COMPRISES

Entrance door with stained leaded light double glazed window to hall.

#### LONG ENTRANCE HALL



Radiator, built in storage cupboard, access to roof space which also houses the Vaillant combination gas boiler.

#### LOUNGE/DINER



#### REVERSE VIEW



LOUNGE ROOM AREA 13'11 x 11'6 (4.24m x 3.51m)



Radiator, gas fire, windows to rear, small paned glazed door to lean to.

**DINING AREA (3rd bedroom potential) 11'6 x 9'10 (3.51m x 3.00m)**



This room was originally used as a third bedroom and could easily be converted back if required.

Radiator, upvc double glazed window to front.

**LEAN TO 15 x 7 (4.57m x 2.13m)**

Brick built with glazed windows and patio doors to rear garden.

**GOOD SIZE KITCHEN (Needs updating) 9'6 x 8'10 (2.90m x 2.69m)**



Currently has plenty of worktop space with ample drawers and cupboards below, very good range of eye level cabinets with crockery and corner displays, gas four ring hob, electric oven/grill, radiator, tiled walls, four inset ceiling spot lights, upvc double glazed window to rear.

**BEDROOM ONE 14'2 into bay x 11 (4.32m into bay x 3.35m)**



Radiator, upvc double glazed bay window to front.

**BEDROOM TWO 8'2 x 7'4 (2.49m x 2.24m)**



Radiator, upvc double glazed window to side.

**SHOWER ROOM 7'4 x 5'10 (2.24m x 1.78m)**



Shower area, white suite comprising low level wc, pedestal wash hand basin, radiator, frosted upvc double glazed window to side.

**OUTSIDE**

The front provides off road parking for two cars.

**SHARED DRIVEWAY AND GARAGE**



There is a shared driveway to the side of the property leading to a detached brick built garage which has an up and door, power and light, part glazed door to rear garden.

**REAR GARDEN**

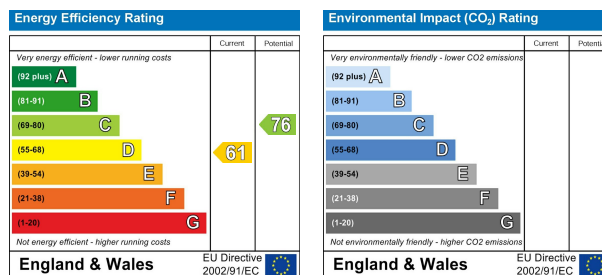


Paved patio to the rear elevation, the remainder is laid to lawn with fenced boundaries and a useful storage to one side of the bungalow.



**APPROX INTERNAL FLOOR AREA**  
74 SQ M (790 SQ FT)  
**OUTBUILDING** 13 SQ M (140 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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