

Adrians

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For Sale



Church Lane, Ford End, Chelmsford

Located on the outskirts of North Chelmsford in the small village known as Ford End is this extended detached red brick family home. The property is positioned down a rural lane and backs on to open farmland and enjoys its own half an acre of ground. Offering four bedrooms with en suite bathroom, four reception rooms and double width garage along with parking for several cars. Ford End offers village life but also offers good access to main towns such as Chelmsford and Great Dunmow and is within close proximity of Stansted Airport.



4 Bedroom(s)



4 Reception(s)



2 Bathroom(s)



SIDE ENTRANCE HALL

Good storage area, window to side, door leading to

DINING ROOM 3.25m (10'8) x 3.07m (10'1)

Dual aspect with windows to front and side, radiator, storage cupboard, door way leading to

STUDY 3.28m (10'9) x 2.26m (7'5)

Window to rear, radiator.

KITCHEN 3.2m (10'6) x 2.82m (9'3)

Fitted in a range of matching eye and base level units with rolled edge worktops, inset single bowl stainless steel sink unit with mixer taps, space for oven, washing machine and cooker, cooker hood to remain, double glazed window to front.

LOUNGE 5.46m (17'11) x 3.84m (12'7)

Dual aspect with french doors to side, windows to rear, central redbrick fireplace with marching plinth, storage cupboard, archway to

SITTING ROOM 2.87m (9'5) x 2.36m (7'9)

French doors giving access to garden, radiator.

FRONT ENTRANCE HALL

Front entrance door, stairs to first floor, door leading to

GROUND FLOOR CLOAKROOM

Two piece suite with low level W.C wash hand basin, obscure window to side.

FIRST FLOOR LANDING

Airing cupboard, steps leading to attic area, window front.

BEDROOM ONE 6.4m (21') x 3.07m (10'1)

Two windows to rear, two radiator, built in fitted cupboards, door leading to

EN-SUITE

Corner bath, wash hand basin, low level W.C shower cubicle, tiling to walls, obscure window to front.

BEDROOM TWO 3.48m (11'5) x 3.05m (10')

Dual aspect, window to side and rear, radiator, currently open to bedroom four.

BEDROOM THREE 2.51m (8'3) x 2.34m (7'8)

Window to rear, radiator, storage cupboard.

BEDROOM FOUR 2.41m (7'11) x 2.13m (7')

Window to front, built in wardrobes.

BATHROOM

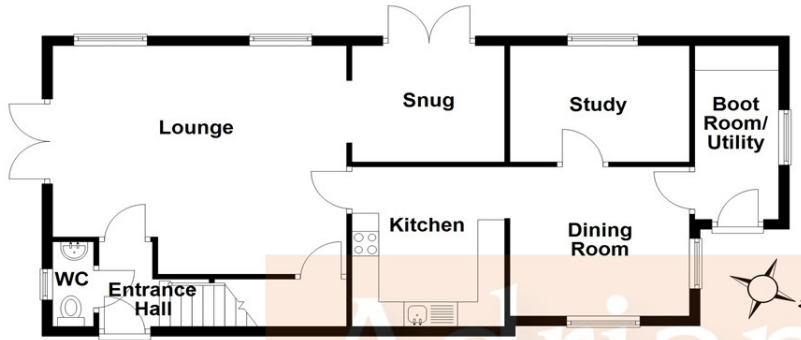
Panel enclosed bath with mixer taps and shower attachment, wash hand basin and low level W.C, tiling to walls, radiator, obscure window to front.

OUTSIDE

The overall plot stands at just over half an acre and is sectioned into three areas, with the majority being laid to lawn lawn. There is an oil tank to one side, driveway to the front providing parking for several vehicles and double garage with twin up and over doors.

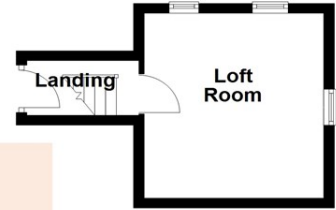
Ground Floor

Approx. 73.0 sq. metres (786.2 sq. feet)



Second Floor

Approx. 15.0 sq. metres (161.9 sq. feet)



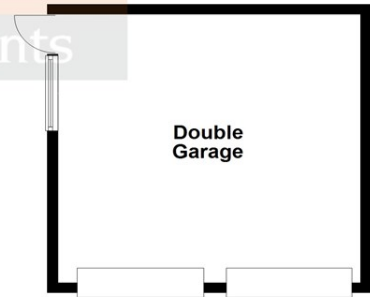
First Floor

Approx. 67.2 sq. metres (722.8 sq. feet)



Outbuilding

Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 186.1 sq. metres (2003.1 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: D
COUNCIL TAX BAND: E
POSTCODE: CM3 1LH
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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