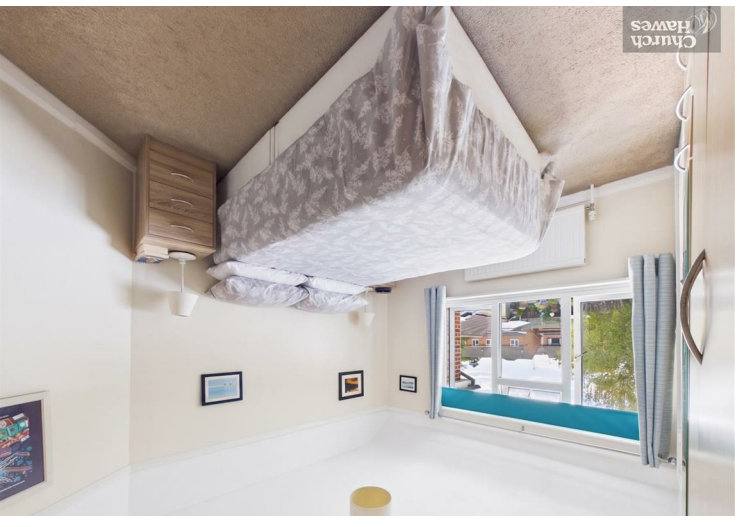

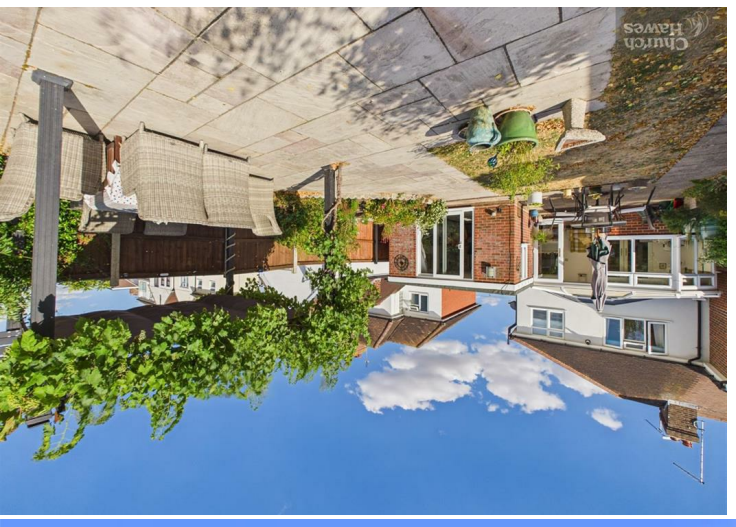
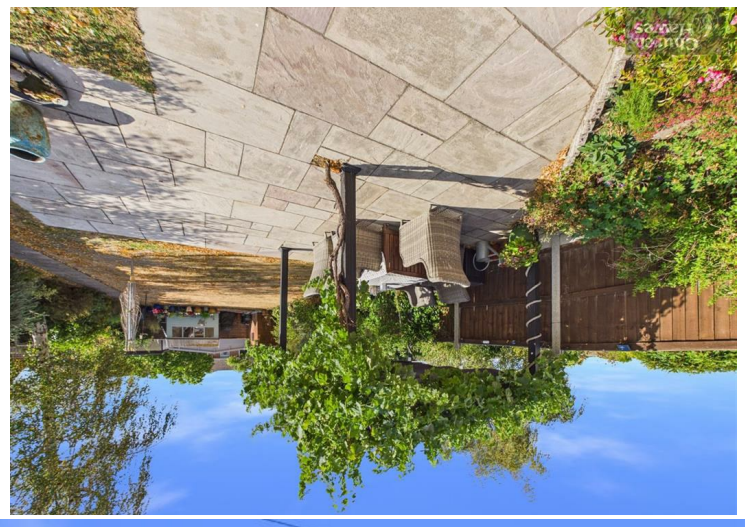
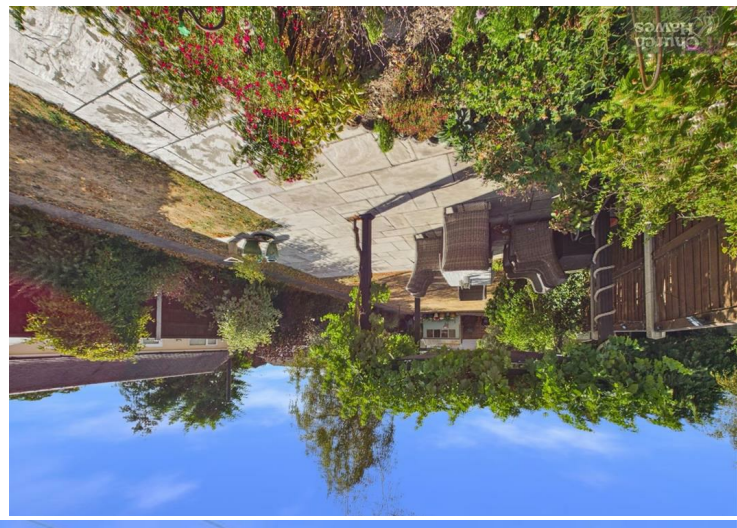

12 Dorset Avenue, Chelmsford , CM2 9TZ

£525,000

Church & Hawes

Est.1977

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Located on the highly sought after Dorset Avenue, this charming three bedroom semi detached house offers a delightful blend of traditional character and modern living. Spanning an impressive 1,166 square feet, the property is ideally situated near Moulsham Junior and High Schools, as well as Great Baddow High School, making it perfect for families of all ages.

The house has been thoughtfully adapted by the current owners to create an ideal entertaining space. A recent extension to the rear has introduced a new lounge, providing lovely views over the meticulously maintained garden. The original layout has been transformed to feature a larger, more practical kitchen and a formal dining room, both of which seamlessly flow into the conservatory. This conservatory serves as the heart of the home, where the charm of traditional design meets contemporary comfort. Additionally, a cleverly positioned ground floor shower room adds to the convenience of this delightful residence.

Upstairs, the property retains its original layout, comprising two generous double bedrooms and a single bedroom, along with a family bathroom. The large east facing garden has been carefully designed to ensure you can bask in sunlight throughout the day, making it an ideal space for outdoor relaxation and gatherings.

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Approximate total area(1)
1166 ft²
108.3 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.

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