



7 Elms Drive, Chelmsford, CM1 1RH

£420,000

*** 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.

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.

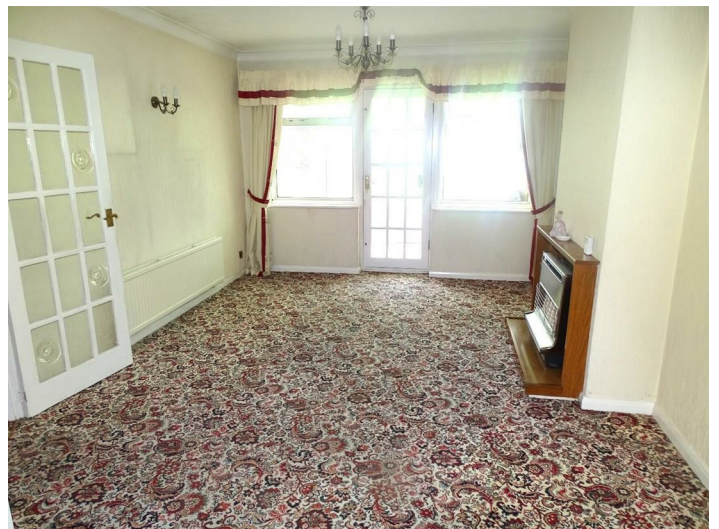
LOUNGE/DINER



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

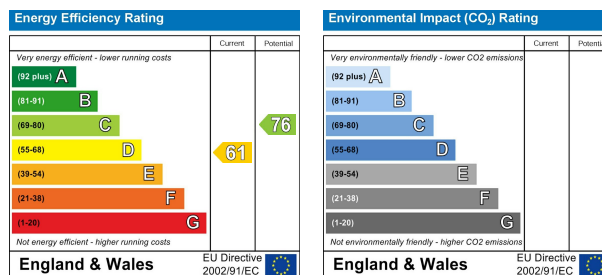


Paved patio to the rear elevation, the remainder is laid to lawn with fenced boundaries and a useful storage to one side of the bungalow.



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
Copyright Leonard Gray 2024

Leonard gray
ESTATE AGENTS



DISCLAIMER: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. At Leonard Gray, we aim to ensure our sales particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, are not necessarily precise. Fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.