



15 Canford Close, Chelmsford, CM2 9RG

£395,000

**\*\* NO ONWARD CHAIN \*\*** A chance to acquire a spacious THREE DOUBLE BEDROOM semi detached family home which has had a full height and width extension to the rear elevation. It is situated at the end of a quiet and desirable cul de sac off Chelmerston Avenue. Ground floor: PORCH, LONG HALL, CLOAKROOM, GOOD SIZE LOUNGE, 17' DINING ROOM, REFITTED KITCHEN INCLUDING NUMEROUS APPLIANCES. First floor: THREE DOUBLE BEDROOMS, WHITE BATHROOM SUITE. The property has a good size unoverlooked south facing rear garden, upvc double glazing, gas radiator heating, ample driveway parking and a detached garage.

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#### LOCALITY INFORMATION

The property is located to the east side of the city and offers easy access to the A12, Sandon park and ride scheme and city centre which enjoys a wide variety of shopping and recreational facilities, the popular Bond Street Quarter with the John Lewis Store, two cinemas, numerous restaurants and public houses, There are shops available at the nearby Vineyards shopping centre which enjoys a good range of every day facilities including a Coop store, chemist and newsagents and additional shops in Meadgate Avenue which also has a Coop store.

#### GOOD SIZE PORCH 8'4" x 4'11" (2.56 x 1.51)

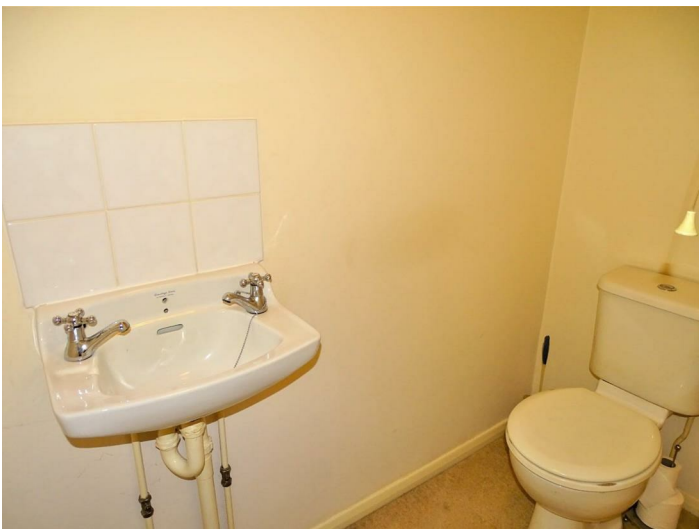
Radiator, window to front, small paned glazed door to hall.

#### LONG HALL 12'4" x 4'9" (3.76 x 1.46)



Radiator, stairs to first floor, useful deep built in cupboard housing the gas boiler.

#### CLOAKROOM



White suite comprising low level wc, wash hand basin, radiator, light/extractor fan.

#### EXTENDED LOUNGE 14'10" x 10'11" (4.53 x 3.35)



Feature fireplace with wood surround and mantle and gas pebble effect gas fire, radiator, upvc double glazed window to rear.

#### FURTHER VIEW



REFITTED KITCHEN 11'2" x 8'9" (3.42 x 2.68)



A well appointed room with plenty of worktop space incorporating ample drawers and cupboards below, good range of eye level cabinets, integrated appliances to remain include a four ring electric ceramic hob, oven/grill, stainless steel extractor hood, dish washer, washing machine, fridge/freezer and microwave, radiator, upvc double glazed window to front, archway to dining room, frosted part double glazed upvc door to side.

ADDITIONAL VIEW



EXTENDED DINING ROOM 17'10" x 8'4" (5.46 x 2.55)



Radiator, double glazed patio doors to rear garden.

LANDING



Access to roof space, upvc double glazed window to side.

**EXTENDED BEDROOM ONE 17'10" x 10'5" maximum narrowing to 10'1" (5.45 x 3.18 maximum narrowing to 3.08 )**



This is a split level room.  
Radiator, range of fitted bedroom furniture to include wardrobes and a drawer unit.

**FITTED WARDROBES AND DRAWERS**



**BEDROOM TWO 12'5" x 8'9" (3.81 x 2.67)**



Radiator, fitted double wardrobe, upvc double glazed window to front.

**EXTENDED BEDROOM THREE 12'4" x 9'3" (3.76 x 2.84)**



Radiator, upvc double glazed window to rear.

### REFITTED BATHROOM



White suite comprising panelled bath with shower over and shower screen door, pedestal wash hand basin, low level wc, fully tiled walls, tiled flooring, radiator, airing cupboard, frosted upvc double glazed window to front.

### FURTHER VIEW



### OUTSIDE

The front garden is lawned with various shrubs. There is a side gate providing access through to the rear garden.

### GOOD SIZE UNOVERTLOOKED SOUTH FACING REAR GARDEN



The rear garden is uncultivated and enclosed by fenced boundaries.

### REAR ELEVATION



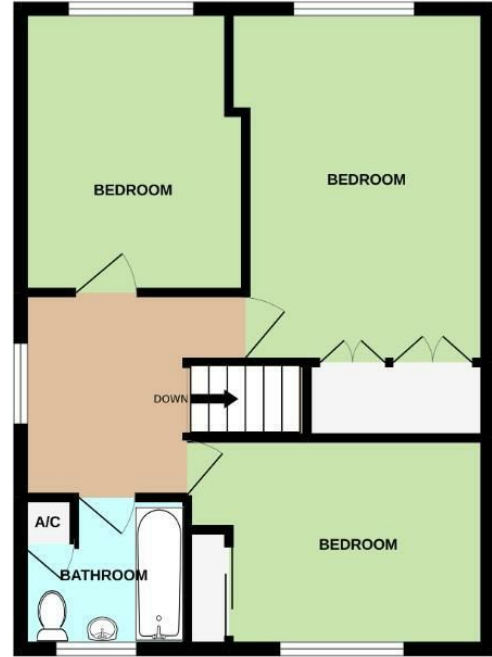
### DRIVEWAY AND GARAGE

There is a driveway to the side providing plenty of off road parking. The detached brick built garage has an up and over door.

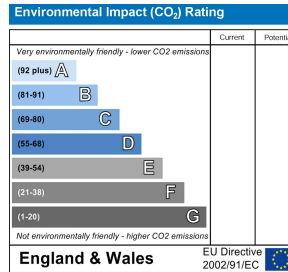
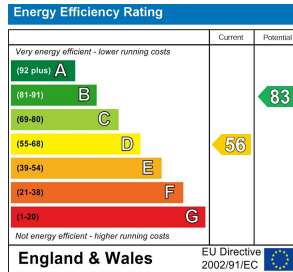
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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