



202 Beeches Road, Chelmsford, CM1 2SA

£450,000

\*\* NO ONWARD CHAIN - WALK TO STATION AND CITY CENTRE - UNOVERTLOOKED REAR GARDEN WITH BEAUTIFUL FIELD VIEWS TO REAR \*\* An extended FOUR BEDROOM SEMI DETACHED FAMILY HOME LOCATED ON THE VERY POPULAR BEECHENLEA DEVELOPMENT. The accommodation includes: Ground floor: HALL, LOUNGE/DINER, KITCHEN (appliances to remain are: gas four ring hob, electric double oven/grill, integrated dish washer, fridge and separate freezer, LARGE SUN ROOM, CLOAKROOM. First floor: FOUR BEDROOMS AND SHOWER ROOM. The property has gas radiator heating, upvc double glazing, ample driveway parking and garage.

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### DRONE VIEW TO FIELDS

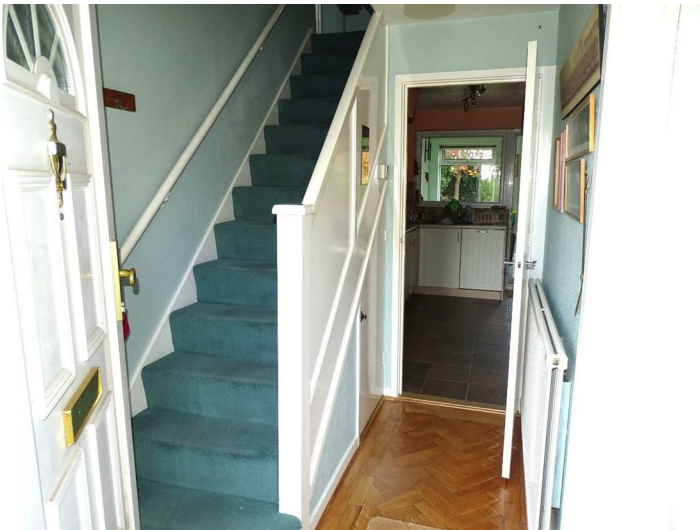
### LOCALITY INFORMATION

There is a local parade of shops close by which includes Coop store, and a Tesco Express store on Waterhouse Lane also. In addition to being positioned in close proximity to both primary and secondary schooling, it is within walking distance of the city centre which has the mainline railway station to London Liverpool Street, two grammar schools and a wealth of shopping and recreational facilities.

### ACCOMMODATION COMPRISES

Upvc entrance door with frosted half moon double glazed window to hall. Full length frosted upvc double glazed window to side.

### ENTRANCE HALL



Parquet flooring, radiator, stairs to first floor with cupboard below.

### LOUNGE/DINER 23'8 x 12'3 (7.21m x 3.73m)



Feature tiled fireplace with hearth and mantle, gas coal

effect fire, parquet flooring, two radiators, upvc double glazed window to front, upvc double glazed door with windows to either side to sun room.

### ADDITIONAL VIEW



### KITCHEN WITH APPLIANCES 11'8 x 8 (3.56m x 2.44m)



Very good range of worktop space with drawers and cupboards below, range of eye level cabinets and frosted crockery displays, electric double oven/grill, gas four ring hob and concealed extractor hood above, integrated dish washer, fridge and separate freezer to remain, tiled flooring, part tiled walls, upvc double glazed window to rear and upvc double glazed door to sun room.

**FURTHER VIEW**



**LARGE SUN ROOM 16'11 x 9'4 (5.16m x 2.84m)**



**REVERSE VIEW**



**CLOAKROOM**



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

**LANDING**

Access to roof space.

**BEDROOM ONE 12'1 x 10'8 (3.68m x 3.25m)**



Radiator, built in single wardrobe, upvc double glazed window to front.

**BEDROOM TWO 17 x 7'8 (5.18m x 2.34m)**



Two radiators, upvc double windows to front and rear with views to fields.

**REVERSE VIEW**



**BEDROOM THREE 10'8 x 9 (3.25m x 2.74m)**



Radiator, two built in single wardrobes one of which has a radiator within, upvc double glazed window to rear with field views.

**BUILT IN WARDROBES**



**BEDROOM FOUR 8'11 x 7'5 (2.72m x 2.26m)**

Radiator, stairwell to one corner, upvc double glazed window to front.

### SHOWER ROOM 7'5 x 5'5 (2.26m x 1.65m)



White suite comprising low level wc, vanity wash hand basin with cupboard and drawers below, chrome heated towel rail, walk in double width shower unit, half tiled walls, frosted upvc double glazed window to rear.

### SHOWER UNIT



### FRONT GARDEN

Open plan design and laid to lawn with tree to centre.

### DRIVEWAY AND GARAGE

Off road driveway parking leads to the garage which has an up and over door and personal door in to the rear garden.

### UNOVERLOOKED REAR GARDEN



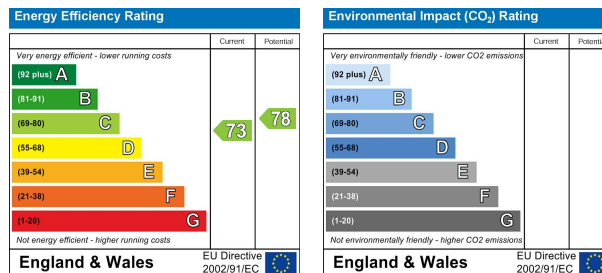
There is a paved patio area to the rear elevation. The remainder is laid to lawn with well stocked flower, shrub and tree borders.

### REAR ELEVATION





**APPROX INTERNAL FLOOR AREA 126 SQ M (1360 SQ FT) (Includes Garage)**  
 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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