



Rectory Road, Chelmsford CM3 6NG
£925,000

To view this property call
01621 734300

S J WARREN
www.sjwarren.co.uk

The accommodation comprises

Located in the picturesque village of North Farnham which is located on the North bank of the River Crouch, opposite to South Farnham. The village is well known for Blue House Nature Reserve owned by Essex Wildlife Trust. Along with its gorgeous scenic coastal and rural walks stretching to Burnham On Crouch and beyond. The village has its own hall for social events, a thriving marina and bar and of course The Ferry Boat Inn offering a restaurant, gardens and accommodation. For your commuting to London the railway station has early morning straight through trains to London Liverpool Street and thereafter, a change at Wickford and stops to all stations.

The property is approached via a superb frontage in excess of 70 ft x 51 ft incorporating a large driveway for at least six vehicles, double garage and neatly laid lawn.

The property has a storm porch leading to a spacious entrance hallway, a large bright and airy lounge with fireplace and wood burner, study and a superb open plan kitchen and dining room backing the South facing garden and separate utility room.

The first floor has an impressive landing with bags of space for a relaxing/reading area, a principal suite and four further excellent size rooms one with a second en-suite and finally the family bathroom.

PLEASE NOTE there is a double opening with ladder to the loft space, this is in excess of 25 ft with three velux style windows, heating and a door to the remaining loft storage space, PLEASE SEE photographs.

Externally if you enjoy your outside space, entertaining and the summer sun, then this gorgeous 98 ft South facing garden will certainly hit the spot.

Storm porch

Storm porch with a feature Solomonic column and down light to the main entrance door.

Entrance hallway.

16 max 11'7

Double glazed entrance door and side windows to a very generous hallway, which has quality fitted wood effect Karndean flooring. Plenty of storage space with a double fitted cloaks cupboard, stairs to the first floor with under cupboard and a panel style radiator.

Cloakroom/w/c

This has a continuation of the karndean flooring from the hallway, close coupled w/c, pedestal hand wash basin, radiator and double glazed window to the side.

Kitchen to open plan dining room

16'9 x 11'3

This is once again a lovely bright room backing the South facing garden. The kitchen has a range of grey eye level units with under lighting and back tiling, matching base units, drawers and pull out bin storage with quality composite work surfaces over. Built in wine rack, integral dish washer, inset five ring stainless steel gas hob with above stainless steel extractor, Nef stainless steel self cleaning fan oven and space for a fridge/freezer. Porcelain tiled flooring running into both rooms, down lighting and panelled style radiator, door to the utility room.

Utility room

8'8 x 7'2

Tiled flooring, white eye and base units, work surface with inset stainless steel sink, plumbing for washing machine and tumble dryer. Double glazed window and door to the side and an internal door to the double garage.

Lounge

23'9 x 13'5

This is a great size room with bags of light from the double glazed window to the front and double glazed double doors to the rear garden. The large brick open fireplace with cast iron wood burner makes for a very cosy room in the winter, there is also a television point and radiator.

Dining room

11'6 x 10'1

As we have mentioned this is open plan to the kitchen offering modern style living which works particularly well. There are double glazed double doors backing on to the South facing garden, plenty of space for a good size family table and chairs, television point and panelled style radiator.

Study

12'8 x 11'9

A great place to work from whilst enjoying the view from the double glazed double doors and windows overlooking the rear garden and radiator.

Landing

This is a very good size offering plenty of room to use as a relaxing/reading area. Double opening loft space with ladder(PLEASE SEE DETAILS) linen cupboard with lagged water tank and shelving and a double glazed window to the front.

Principal suite bedroom

15'9 x 10'9

As one would expect this is a very impressive overall space with the bedroom having fitted wardrobes and above bridging cupboards and matching chest of drawers. Double glazed window to the side, television point and radiator.

Principal suite dressing room.

9'4 x 8'9

His and hers double fitted wardrobes and fitted chest of drawers, double glazed window to the side and radiator, door to the en-suite.

Principal en-suite

11'8 x 9'4

Double walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboards and drawers below and a corner bath with taps/shower attachment. Tiled flooring and part tiled walls, shaver point, chrome heated towel rail and a double glazed window to the front and side.

Bedroom two

12'8 x 12'4

All the bedrooms are really good sizes and this room has a double glazed window overlooking the rear garden, television point and radiator.

Bedroom three

11'8 x 11'5

Another double room overlooking the rear garden, wood effect laminate flooring, television point and radiator.

Bedroom four guest room

13'6 x 9'4

This makes a great guest room having its own en-suite, double glazed window overlooking the rear garden. Television point, double built in wardrobe and radiator.

En-suite walk in shower cubicle, hand wash basin with vanity cupboards below, close coupled w/c. Tiled flooring and walls, shaver point, chrome heated towel rail and a double glazed window to the side.

Bedroom five

13'4 x 7'7

Double glazed window to the front, television point and radiator.

Bathroom

Part tiled walls and tiled flooring, walk in shower cubicle, panelled jacuzzi jet bath with twin grips taps/shower attachment close coupled w/c, hand wash basin with vanity cupboards below. Chrome heated towel rail, expel air and a double glazed window to the side.

Loft useable space

25'9 x 11'6

PLEASE PAY PARTICULAR ATTENTION TO OUR PHOTOGRAPHS. This is a superb space with a loft ladder, three velux style ceiling windows and an electric radiator. Eves storage space and door to the remaining storage space.

South facing rear garden

98 ft

If you love your outside space, entertaining and the summer sun, then this excellent size rear garden should hit the spot. There is a large decked sun terrace/entertaining space extending to one side of the garden, with a neatly laid lawn and surrounding well stocked borders. To the rear of the garden is a further decked terrace with garden shed and the boundaries are close board fenced. Two gated side accesses one with cold water tap.

Frontage and driveway.

70 ft x 51 ft

The property boasts a large frontage with a neatly laid lawn, some established planting including a front hedged boundary. The driveway offers plenty of parking for at least six vehicles.

Double garage.

The double garage has twin up and over doors, power and light.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	64
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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