



Beech Drive, Chelmsford CM3 6XT
£460,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on Latchingdon Park a very popular and extremely well built development of high specification houses, which are always sought after when re-sold.

This extremely spacious three bedroom semi detached house offers a quality built family home with a premier building guarantee until 2032.

The ground floor offers a good size hallway, cloakroom/w/c and a large lounge and dining area with bi-folding doors to a south facing garden and a Burford Cashmere coloured modern fitted kitchen. The first floor has three excellent size double bedrooms with the main room having an En - suite and finally a family bathroom. Externally there is an excellent size garden south facing to enjoy those hot summer days and to the front, its own drive to a garage with electric roller doors front and rear, power and light.

Entrance hallway

Double glazed entrance door to a good size hallway with quality fitted grey Amtico flooring, stairs to the first floor landing and radiator.

Cloakroom/w/c

Grey quality fitted Amtico flooring, close coupled w/c, hand wash basin, radiator, expel air and a double glazed window to the front.

Lounge & dining area

17 2" x 16 8"

This is an excellent size room with a continuation of the quality grey Amtico flooring and backs the south facing garden with double glazed bi-folding doors. Television point, two radiators and a large under stairs storage cupboard. There is plenty of room in the dining area for a good size family table and chairs.

Kitchen

8 9" x 10 7"

The kitchen is from the Burford range and the colour is Cashmere, comprising of eye level units with back tiling and under lights, matching base units and drawers with wood bloc effect work surfaces over. Inset one and a half sink, inset electric hob with above stainless steel extractor and a double fan oven below. Integral dish washer, fridge/freezer, plumbing for washing machine, double glazed window to the front and radiator.

Landing

Loft access and cupboard housing pressurised water tank and system.

Bedroom one en-suite

11 11" x 11 2"

As mentioned all the bedrooms are really good size doubles and this has a recess for free standing or fitted wardrobes. Television point, double glazed window to the rear and radiator.

En- suite comprising of part tiled walls, down lighting, shower cubicle, hand wash basin with vanity drawer below, close coupled w/c. Chrome heated towel rail, expel air and a double glazed window to the rear.

Bedroom two

17 2" x 9 2"

Another large double room with double glazed windows to the front and rear two radiators and plenty of space for free standing bedroom furniture.

Bedroom three

18 5" x 9 6"

Finally the third bedroom and again a nice size room with radiator and a double glazed window to the front.

Bathroom

The bathroom part tiled walls and down lighting, panelled bath with centre taps, above rain shower and hand held shower, hand wash basin with vanity unit below and a close coupled w/c. Chrome heated towel rail, expel air and a double glazed window to the side.

Rear garden south facing

The property has an excellent size garden, south facing to enjoy those hot summer days. Commencing with a large patio entertaining area, steps up to the neatly laid lawn that has a rear planted border and close board fenced boundaries. There is a decent size garden shed to remain, outside power socket and for access to the garden there is an electric roller door to the rear of the garage.

Drive and garage

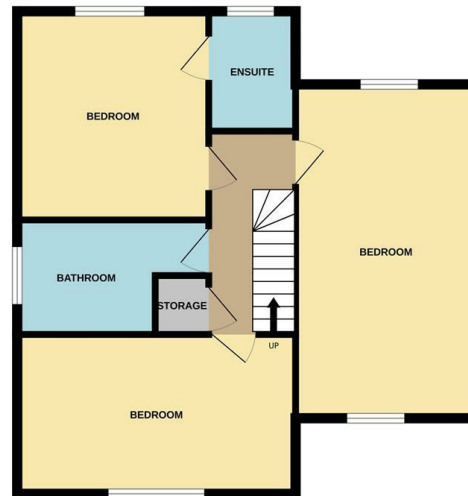
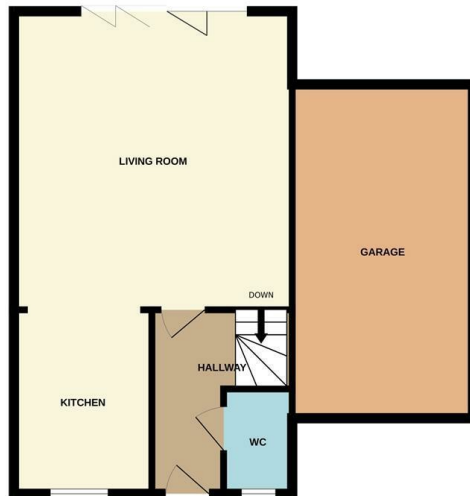
The property has its own drive to the garage which has an electric roller door front and rear, power and light.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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