



Lawlinge Road, Chelmsford CM3 6JY
£420,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the village of Latchingdon which offers two convenience shops a primary school, café/restaurant and a public house and restaurant. There are regular bus routes to the neighbouring villages including Burnham On Crouch which is only 6 miles away and the town of Maldon offering all your shopping needs 6.1 miles.

This very spacious semi detached three bedroom house which also has a small cot room/study.

Offering on the ground floor a cloakroom/w/c, kitchen, lounge, dining room and a very large conservatory ideal for all year use.

Three excellent size first floor bedrooms and also a fourth cot room/study or similar and spacious family bathroom.

Externally the property has a large rear garden backing fields (with recent planning consent) a shared drive to a detached double length garage (power and light) and additionally its own parking to the front for numerable vehicles and caravan, as currently displayed in the details.

Entrance hallway

Double glazed entrance door and side screen window to the hallway, quality laid wood grain effect laminate flooring and radiator. Double built in cloaks cupboard, stairs to the first floor with cupboard below.

Cloakroom /w/c

Tiled flooring, low level w/c, hand wash basin with vanity cupboard below, part tiled walls and a double glazed window to the rear.

Kitchen

A modern range of white eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset one and a half sink, space for electric oven, plumbing for washing machine and an integrated fridge and freezer. Double glazed window and door to the rear.

Lounge

The lounge is a good size with an open fireplace wooden surround and mantle and a cast iron wood burner. Television point, radiator, arch to the dining room, double glazed window to the front and double glazed double doors to the conservatory.

Dining room

Another good size room plenty of room for a good

size table and chairs and to entertain, double glazed window to the front and radiator.

Conservatory

A very spacious room ideal to use as part conservatory and as a reception room, double glazed with a ceiling fan/light and tiled flooring.

Bedroom one

12'2 x 11'8

A nice size double room with triple mirror fronted fitted wardrobes to one wall and a further built in cupboard, radiator and a double glazed window to the front.

Bedroom two

12'1 x 8'9

Once again a good size double room, double glazed window to the front and radiator.

Bedroom three

11'8 x 8'9

A third double room with double glazed window to the rear and radiator.

Cot room/study or similar

This would make an ideal cot room/nursery or perhaps a home work space or similar with a double glazed window to the rear.

Bathroom

8'6 x 8'5

Plenty of space with a panelled bath and shower attachment, walk in shower cubicle, pedestal hand wash basin, close coupled w/c. Majority tiled walls, chrome heated towel rail and a double glazed window to the rear.

Landing

Double glazed window to the rear, radiator and loft access.

Rear garden

The property has a superb and large rear garden currently backing fields which do have current planning applications granted. However the garden is such a good size and we feel is sufficiently far away to not detract from the property.

Commencing with a good size patio, side water tap and a space as shown infilled and previously a pond, leaving the choice to reinstate, turf or extend your

patio. There is a path that runs to the rear of the garden which is neatly laid to lawn with beautifully landscaped and well stocked borders surrounding, with an array of plants, shrubs, flowers and some fruit trees. There is a good size brick built bbq and above tiled canopy, green house and boxed vegetable borders.

Drive to double length garage.

The property has a shared drive to a detached double length garage with up and over door, power and light, side courtesy door and window with its own electrical consumer unit.

Own front parking

To the front the property offers parking for multiple vehicle and space for a caravan as illustrated in the photography.



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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