



Meadow Road, Chelmsford CM3 8DU
£350,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the semi rural village of Rettendon which benefits greatly from easy road access to Wickford only 4 miles, South Woodham Ferrers 5 miles and the city of Chelmsford only 7.8 miles away.

This three bedroom semi detached house offers on the ground floor, a modern refitted kitchen and a spacious lounge/diner.

The first floor offers two double bedrooms and a single/cot room and family bathroom.

Externally if you enjoy your outside space then this 120 ft plus garden should tick all the boxes, ideal for entertaining or if you are a keen gardener.

Additionally there is a good size front garden in access of 38 ft which could be laid to further parking if required. The driveway to the side has sufficient space currently for three vehicles.

Potential to extend, subject to planning.

Entrance hallway

Double glazed entrance door to the hallway, radiator, understairs storage space and stairs to the first floor.

Lounge/diner

20'6 x 9

A good size lounge with dining area, wood effect laminate flooring, television point, two horizontal column style radiators. Double glazed window to the front and double glazed patio doors to the rear garden.

Kitchen

10'2 x 7'9

Refitted with a modern range of charcoal coloured eye level units with back tiling, under and over lights. Matching base units and drawers with complimentary compressed laminate work surfaces. Integral dish washer and fridge, inset sink, plumbing for washing machine, inset electric induction hob with above extractor and dual fan oven below. Ceramic tiled flooring, larder/cupboard, double glazed window to the rear, double glazed door to the side.

Landing

Wood effect laminate flooring, double glazed window to the side.

Bedroom one

10'9 x 10'8

A good size double room with wood effect laminate flooring, double glazed window to the rear and radiator.

Bedroom two

9'3 x 8'8

Another double room again with wood effect laminate flooring, radiator and a double glazed window to the front.

Bedroom three

9'3 x 8'8

A single room/cot room with wood effect laminate flooring, radiator and a double glazed window to the front.

Bathroom

Part tiled walls, panelled bath with above electric shower and screen, close coupled w/c, pedestal hand wash basin. Chrome heated towel rail and a double glazed window to the rear.

Rear garden 120 ft

This is a superb size garden, great for entertaining or if you are a keen gardener and love your outside space. Commencing with a large patio side path to a brick built out building split in to two side with power and light, gate with access to the front. The main garden is laid neatly to lawn with some planting and garden path, close board fenced boundaries and shed.

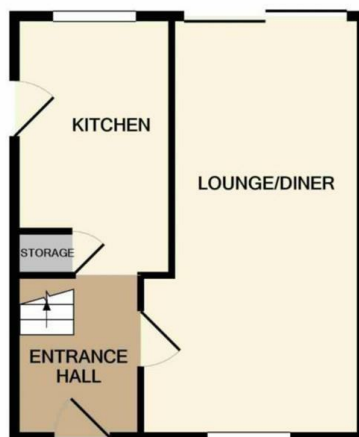
Front garden and drive.

38 ft

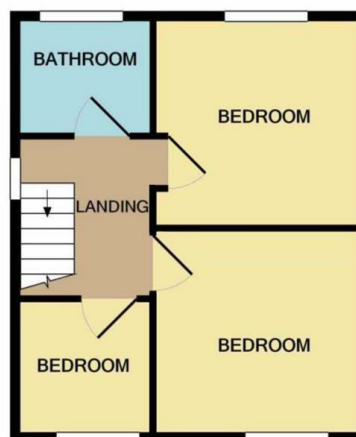
The front garden is laid to lawn and offers the potential to add additional parking if required. The drive has ample space for three vehicles.



GROUND FLOOR



1ST FLOOR



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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			
England & Wales		EU Directive 2002/91/EC	

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