



Wembley Avenue, Chelmsford CM3 6AY  
£525,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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Located in the river fronted village of Maylandsea, offering an array of shops, two public house/restaurants, a primary school, doctors surgery and a marina with some gorgeous coastal walks.

The village of Southminster is only 4.7 miles away offering a railway link to London Liverpool Street and the river fronted town of Burnham On Crouch is also only 6 miles again with a good selection of shops, restaurants, rail link to London Liverpool Street and general amenities.

This extremely well presented and very deceptive from first appearance bungalow, offers a wealth of totally versatile accommodation.

This three bedroom detached bungalow offers the opportunity to be a four bedroom property with a large side lobby/room, easily converted back to a single bedroom.

A modern fitted kitchen with modern open plan style living to a superb dining room with large self cleaning glass lantern style roof, open to the lounge, utility room and family shower room.

Externally a superb South facing 77 ft x 38 ft rear garden with a large patio/entertaining area, to the front the properties own parking for a good 4/5 cars and to the side a further driveway 43 ft long to a detached garage measuring 24 ft x 14 ft.

### Entrance hallway

Double glazed entrance door and double glazed side window to the hallway which has tiled flooring and down lighting. The hallway extends to one end with a loft access and radiator.

### Kitchen

11'2 x 11'4

The kitchen is open plan to the dining room and lounge, offering modern contemporary living and the versatility to alter rooms to your requirements.

A modern range of grey full length and matching base units, drawers and wine chiller with composite work tops over. Inset stainless steel one and a half sink, space for electric or gas oven, space for American style fridge/freezer. Wood effect flooring, double glazed window to the side and radiator.

### Utility room

9'1 x 6'7

This is an excellent size room and again you could

alter this to a room of your choice. Tiled flooring, white high gloss eye and base units with composite work surfaces over, inset stainless steel sink and plumbing for washing machine. Wall mounted gas boiler for hot water and heating (not tested) and a double glazed window to the side.

### Dining room

18'3 x 11'3

So much more than just a large dining room and certainly the hub of the home, bright and airy with a large lantern style self cleaning glass roof with velux style opening window and blind. This room also backs the sunny aspect south facing garden with tri folding double glazed doors, feature panelled wall, wood effect flooring, radiator and tv point..

### Lounge

12'9 x 10'9

Wood effect flooring, feature panelled wall, radiator and tv point.

### Side entrance room

8'2 x 5'3

PLEASE NOTE this room could easily be reinstated as a single bedroom, if not it is a large side entrance room of your choice. Tiled flooring, column style radiator and a double glazed door to the side.

### Bedroom one

11'7 x 10'4

Wood effect flooring, double built in wardrobe to one wall, double glazed window to the front with fitted blind and radiator.

### Bedroom two

10'9 to wall x 8'6

This double room has triple fitted sliding door fitted wardrobes to one wall, wood effect flooring. Double glazed window with fitted blind to the front and radiator.

### Bedroom three

9'8 x 6'8

Wood effect flooring, double glazed window to the side with fitted blind and radiator.

### Shower room

Walk in shower shower cubicle with rain and hand held showers, close coupled w/c, free standing circular hand wash with van cupboard below. Part tiled

walls expel air, chrome heated towel rail and a double glazed window to the side.

### Rear garden south facing.

77 ft x 38 ft

An excellent size rear garden great to enjoy those hot summer days, commencing with a large patio/entertaining area with pergola and double electric points. the main part of the garden is to lawn with a play area laid to soil to the rear, side rockery planted borders and some surrounding planting, close fenced boundaries. Side courtesy door to the garage, garden path and a sun decked further patio area to the rear of the garage, side gate to the side driveway and a further gate and side access to the front with outside tap.

### Frontage/drive

Laid to gravel parking, with space for a good 4/5 vehicles.

### Side driveway

43 ft

Accessed via double gates there is even more parking for multiple vehicles, space for work trailers etc.

### Garage/work shop

24 ft x 14 ft

An excellent size garage/workshop with electric up and over door, power and light with separate consumer box. Plenty of space for vehicles or to use as a workshop.



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

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