



# 1 Williams Road, Chelmsford, Essex, CM1 7BA

- Link Detached House
- Three Bedrooms
- Double Length Garage
- Popular Location
- Front & Rear Gardens
- Spacious Accommodation
- Close Proximity To Chelmsford's city Centre and Train Station
- Kitchen and Utility Room
- Lounge / diner
- Ground Floor Cloakroom



## PROPERTY DESCRIPTION

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Being offered with the benefit of no onward chain is this spacious, bright and airy three bedroom family home. Accommodation is set over two floors and offers a well considered flow throughout. The ground floor accommodation comprises an entrance porch providing access to a cloakroom and the open plan lounge / diner. The ground floor accommodation is completed by a fitted kitchen and utility room. To the first there are three well proportioned bedrooms and a family bathroom.

Externally the property enjoys front and rear gardens, off road parking and a double length garage. The rear garden is fully enclosed, mainly laid to lawn and offers a selection of mature and established flower beds to the borders. (EPC RATING D)

The property is located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Broomfield hospital is situated approximately 1 miles from the property and Springfield hospital under two miles.



## ROOM DESCRIPTIONS

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### Property Information

Entrance door leading through to;

### Entrance Porch

11' 0" x 4' 4" (3.35m x 1.32m)

Window to front aspect, window and door to lounge / diner, access to;

### Cloakroom

Window to front aspect, low level WC, wash hand basin.

### Lounge / Diner

15' 9" x 13' 10" (4.80m x 4.22m) - Lounge Area

13'2 x 7'10 (3.96m x 2.13m) Dining Area

Patio doors to rear aspect leading into the garden, stairs rising to the first floor, access to kitchen, marble effect, electric feature fire place.

### Kitchen

10' 1" x 7' 5" (3.07m x 2.26m)

Windows and door to rear aspect, shaker style range of matching wall and base units with wooden work surfaces over, inset sink and drainer, integrated electric oven, fridge and space for appliances.

### Utility Room

8' 3" x 6' 3" (2.51m x 1.91m)

Window and door to rear aspect.

### First Floor Landing

Access to bedrooms one, two and three and family bathroom.

### Bedroom One

14' 0" x 8' 11" (4.27m x 2.72m)

Window to front aspect.

### Bedroom Two

10' 9" x 8' 11" (3.28m x 2.72m)

Window to rear aspect.

### Bedroom Three

8' 6" x 6' 5" (2.59m x 1.96m)

Window to front aspect.

### Family Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Window to rear aspect, suite comprising low level WC, wash hand basin, paneled bath with shower over.

### Exterior

The property is approached from the front and provides driveway parking and access to the garage via an up and over door that measures 27'7 x 8'2 with power and light connected, a front garden is mainly laid to lawn and gated side access leads through to the rear garden. To the rear is a fully enclosed garden

### Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - D

EPC - TBC

### Viewings

By prior appointment with Balch Estate Agents.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

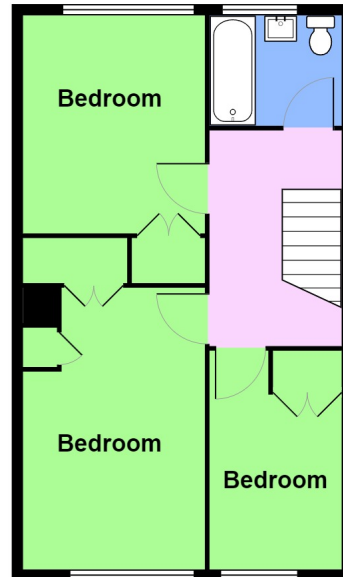
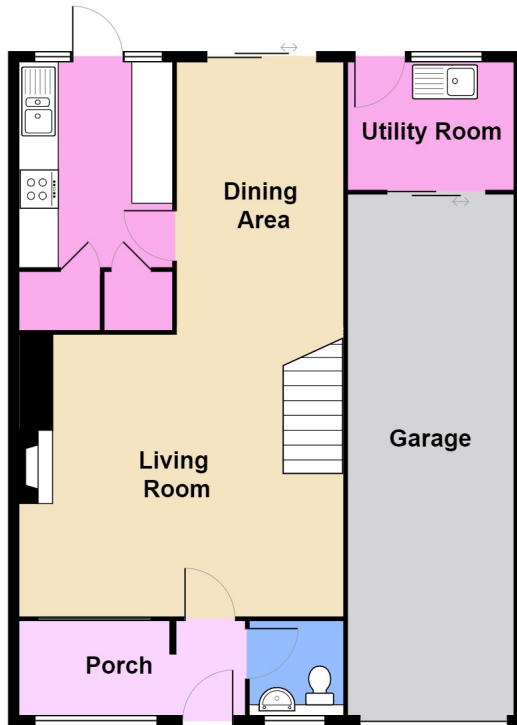


# FLOORPLAN

**Ground Floor**  
Area: 72.8 m<sup>2</sup> ... 784 ft<sup>2</sup>



**1st Floor**  
Area: 39.9 m<sup>2</sup> ... 429 ft<sup>2</sup>



Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup>



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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

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