



## 11 Chapel Drive, Little Waltham, CM3 3LW

- GUIDE PRICE £425,000 TO £450,000
- THREE BED DETACHED HOME
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- LIVING/DINING ROOM
- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- DRIVEWAY FOR 3 VEHICLES
- REAR GARDEN
- SOUGHT AFTER LOCATION
- POTENTIAL FOR EN-SUITE TO MASTER



## PROPERTY DESCRIPTION

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Balch are delighted to present this charming three-bedroom detached family home in the highly desirable village of Little Waltham. Boasting two bathrooms, including the potential to add an en-suite to the master bedroom, and two spacious reception rooms, this property offers comfortable and versatile living. The bright open plan living and dining area creates the perfect space for family gatherings and entertaining. Externally, the home benefits from a driveway with parking for three vehicles and a private rear garden, ideal for relaxation or outdoor use. Offered with no onward chain, this property provides a fantastic opportunity to secure a well located home with scope to personalise.

Little Waltham is a sought after village known for its peaceful atmosphere and strong community feel. Conveniently positioned close to Chelmsford, it offers easy access to excellent local amenities, schools and transport links including the mainline railway station. The village is surrounded by beautiful countryside, ideal for outdoor walks, cycling or simply enjoying the surroundings. With a range of pubs, shops and recreational facilities nearby, residents enjoy a strong balance of village charm and everyday convenience.

Step inside to find three generously proportioned double bedrooms, each filled with natural light. Bedroom two offers the potential for built in wardrobes and the master bedroom benefits from the potential to add a private en-suite, enhancing the comfort and functionality of the home. The two bathrooms, including a main family bathroom and a separate downstairs shower room, provide flexibility for busy households.

The kitchen provides a practical workspace with ample storage and integrated appliances, the washing machine and tumble dryer are to remain. The first reception room could be used as a home office, playroom or fourth bedroom if required. The open plan living and dining area forms the heart of the home, where large windows allow natural light to flood the space, creating an inviting environment for everyday living. From here, sliding doors lead into the conservatory which opens onto the rear garden, a private and easy to maintain outdoor space ideal for seating or family use. To the front of the property there is a driveway providing parking for three vehicles.

In summary, this delightful three-bedroom detached home in Little Waltham presents an excellent opportunity to purchase a spacious and versatile family property in a well regarded village location. With no onward chain, ample parking, potential for en-suite accommodation and a private garden, it offers everything needed for buyers looking to secure a home in a desirable setting.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Living Room / Dining Room

22' 9" x 12' 8" (6.93m x 3.86m) - fireplace with electric fire, large windows to rear, laminate flooring, sliding doors to conservatory.

#### Kitchen

11' 7" x 8' 4" (3.53m x 2.54m) The kitchen comes equipped with a double oven, hob & extractor fan and fridge freezer. The washing machine & tumble dryer are to remain. Window to front.

#### Reception Room

16' 6" x 8' 2" (5.03m x 2.49m) - window to front, radiator, three storage cupboards.

#### Shower Room

6' 8" x 5' 7" (2.03m x 1.70m) - free standing shower, low level w/c, wash hand basin, heated towel rail, window to side.

#### Conservatory

12' 6" x 7' 6" (3.81m x 2.29m) - French doors leading out to the rear garden, sliding door leading into the dining room.

### First Floor

#### Principal Bedroom

14' 3" x 8' 9" (4.34m x 2.67m) - Fitted with built in wardrobes, window to front, radiator.

#### Dressing Room

9' 2" x 5' 6" (2.79m x 1.68m) - Potential to convert into en-suite, all the original pipework behind the walls.

#### Family Bathroom

9' 2" x 9' 8" (2.79m x 2.95m) Shower over bath, large window to rear, hand basin, low level w.c.

#### Bedroom Two

13' 4" x 9' 8" (4.06m x 2.95m) Window to rear, radiator.

#### Bedroom Three

11' 9" x 11' 7" (3.58m x 3.53m) Window to front. radiator, open storage, potential to be built in wardrobes.

#### External

Driveway for 3 vehicles, rear garden.

#### Agent Notes

Oil central heating, approximately £100.00 per month

Water & Electricity: Approximately £40.00 per month

This property benefited from a two storey garage extension in the early 2000's.

Potential to convert current dressing room into en-suite.

#### 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.

#### Referrals

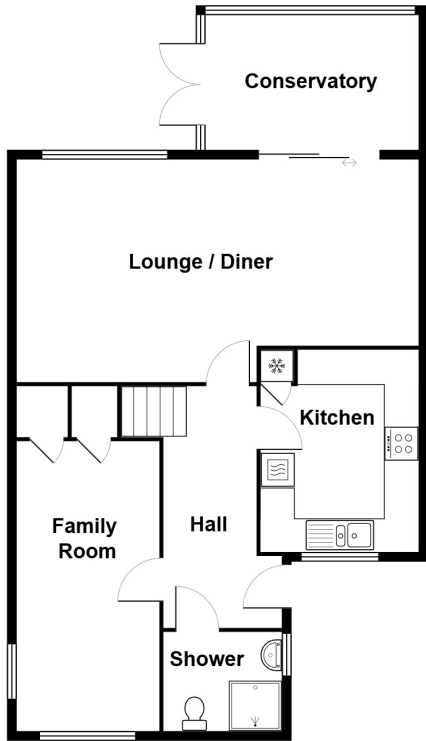
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



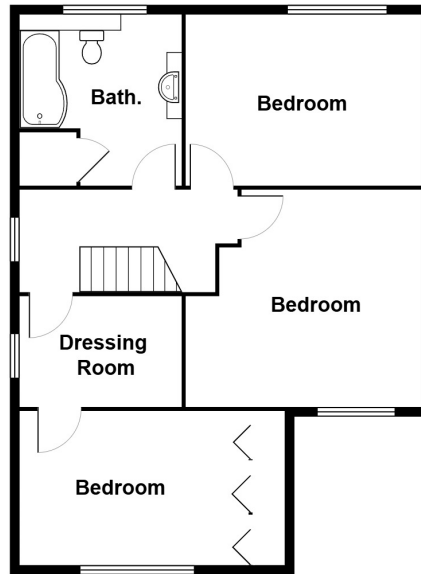
# FLOORPLAN & EPC



**Ground Floor**  
Area: 71.7 m<sup>2</sup> ... 772 ft<sup>2</sup>



**1st Floor**  
Area: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>



Total Area: 132.4 m<sup>2</sup> ... 1425 ft<sup>2</sup>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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