

FOR SALE

Guide Price £500,000 Freehold



Longacre, Chelmsford, CM1 3BJ

- FOUR BEDROOM SEMI DETACHED
- MODERN & WELL PRESENTED THROUGHOUT
- 65FT REAR GARDEN
- OFFICE/SUMMER HOUSE
- PLANNING APPROVED: 24/01071/FUL
- SOUTH FACING GARDEN
- DRIVEWAY FOR 3 VEHICLES
- GARAGE
- SOUGHT AFTER AREA
- GUIDE PRICE £500,000 - £525,000



PROPERTY DESCRIPTION

Guide Price £500,000 - £525,000 A beautifully presented four-bedroom semi-detached family home, offering generous living accommodation, an impressive 65ft south-facing garden and exciting potential for further development, thanks to approved planning permission (24/01071/FUL).

The property comprises a welcoming entrance hall, two spacious reception rooms and a modern fitted kitchen with integrated appliances. Upstairs are four well-proportioned bedrooms, an en-suite off the master bedroom, a family bathroom, with a further downstairs WC providing added convenience.

Externally, the property truly excels, with a substantial and private south-facing rear garden featuring a versatile office/summer house, ideal for home working or additional recreational space. An attached garage and driveway providing parking for three vehicles further enhance the property's practicality.

Situated in a highly sought-after location, the home benefits from excellent transport links, reputable schools and a range of local amenities, including shops, cafés and parks. Combining spacious and versatile accommodation with a fantastic garden, ample parking and significant future potential, this is an excellent opportunity for families and professionals alike.



ROOM DESCRIPTIONS

GROUND FLOOR

LIVING ROOM

7' 7" x 19' 7" (2.31m x 5.97m)

KITCHEN / DINING ROOM

18' 3" x 16' 11" (5.56m x 5.16m)

W/C

6' 2" x 2' 9" (1.88m x 0.84m)

FIRST FLOOR

PRINCIPAL ROOM

12' 3" x 9' 6" (3.73m x 2.90m)

EN-SUITE

6' 7" x 5' 7" (2.01m x 1.70m)

BEDROOM TWO

10' 8" x 8' 7" (3.25m x 2.62m)

BEDROOM THREE

11' 11" x 8' 3" (3.63m x 2.51m)

BEDROOM FOUR

11' 10" x 6' 8" (3.61m x 2.03m)

EXTERNAL

This property benefits from driveway for three cars and a single garage. To the rear you will find a 65ft garden with an outbuilding currently being used as an office. The south facing garden boasts a raised patio area whilst the rest is laid to lawn.

AGENT NOTES

This property has approved planning permission for a two storey rear extension (24/01071/FUL).

The current owners installed new flooring throughout the ground floor last year and updated the boiler three years ago to a combi boiler with yearly servicing.

The EPC for this property has been commissioned and will be uploaded once it is back.

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.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

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

BALCH

INDEPENDENT ESTATE AGENTS

Longacre, Chelmsford



Total floor area: 1,412 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

BALCH

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